



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CHARACTER OFFICES (will divide) WITH

**THE WAREHOUSE & STABLES,
GAS WORKS LANE, ELLAND WHARF, HX5 9HJ**

451m² (4,855 sq ft)

The Warehouse



451m² (4,855 sq ft)

The Stables



183m² (1,968 sq ft)

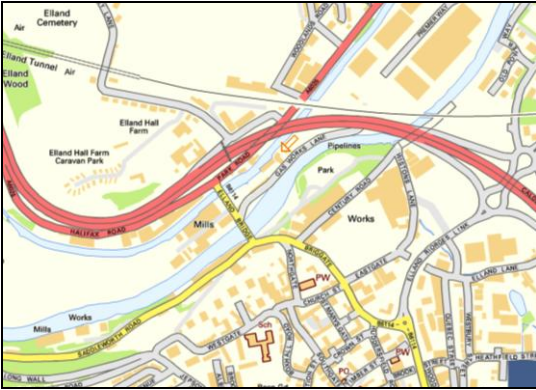
- Refurbished quality and flexible Grade II listed offices
- Strategically located accessible to junction 24 of M62 motorway
- Attractive canal side setting
- Walking distance to Elland town centre

0113 2348999

Location

The property is located on the southern side of the Calder & Hebble Navigation and on the northern side of Gas Works Lane which is off Elland Bridge which connects to Calderdale Way (A629). Calderdale Way provides direct access from junction 24 of M62 and also gives access to nearby Lowfields Business Park.

Elland town centre is within easy walking distance to the south.



Description

The property comprises two buildings and shared car park. The warehouse comprises a two storey stone building with stone slate covered roof which has been converted to office space with the boardroom overlooking the canal. In addition there is a former stable block which has also been converted to offices with the addition of an upper floor also constructed with stone and a stone slate roof.

The accommodation in the warehouse is mainly open plan although there are some partitioned offices. Toilet facilities are provided on each floor as are kitchen facilities.

The former stable block currently provides offices and toilet facilities on the ground floor with office space above enjoying exposed roof beams.

The canal warehouse and adjoining integral house at Elland Wharf are Listed Grade II (August 1986).

Accommodation

The Warehouse

Office 451.06m² (4,855 sq ft)

Annexe & Stables

Ground floor office Unit 1 56.68m² (610 sq ft)

Ground floor office Unit 2 42.17m² (454 sq ft)

First floor office Unit 3 87.64m² (943 sq ft)

34 car spaces are available on site. Allocation to be agreed.

Services

We are advised all mains services are connected to the property. Each building has gas fired central heating. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

As the building is listed there is no requirement for an Energy Performance Certificate.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as at 2017 as follows:-

Offices & Premises RV £45,250

The National Uniform Business Rate for 2017/18 for assessments at this level is 46.6p in the £.

Planning

The Grade II Listed premises have consent for use as administrative offices. Prospect tenants must satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale MBC Tel: 01422 357257.

Lease Terms

The premises are available by way of new tenants full repairing and insuring lease(s) for terms to be agreed incorporating regular upward only rent reviews.

Rent

The property is available as a whole at a guide rent of £75,000 per annum exclusive.

Alternatively, the property is available in sections at the following rents:-

Warehouse office	£53,400 per annum
Unit 1 office (Under Offer)	£150 per week
Unit 2 office (Under Offer)	£120 per week
Unit 3 office (Under Offer)	£200 per week

Rents are quoted exclusive of building insurance, business rates and service charge.

VAT

All rents are quoted exclusive of VAT (if applicable).

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker
Andrew Steel
Our Ref: 2318/A/S
Updated August 2017

Tel: 0113 234 8999
richard@michaelsteel.co.uk
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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.