



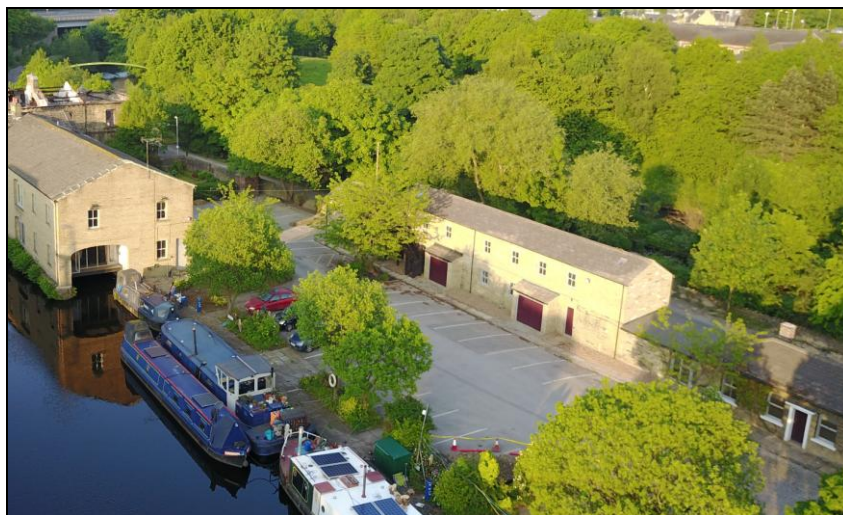
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PRESTIGIOUS CANAL SIDE CHARACTER OFFICES WITH

**THE STABLE BLOCK, ELLAND WHARF,
GAS WORKS LANE, ELLAND, HX5 9HJ**

48.87m² - 85.01m² (526 sq ft to 915 sq ft)



- Prestigious canal side character offices
- On-site car parking
- Within 2 miles of the M62 motorway

0113 2348999

Location

The premises occupy a canal side setting adjacent the Calder & Hebble Navigation accessed from Gas Works Lane off Elland Bridge within Elland town centre. Excellent main road communications exist with junction 24 of the M62 motorway within 2 miles via the A629 Calderdale Way. Leeds is located 15 miles to the east and Manchester approximately 25 miles to the west.

Description

The property comprises a converted stable block subdivided into a total of 3 suites with associated reception entrances, kitchen and WC provisions. Concertina doors fold back to reveal glazed timber doors providing a sense of space and naturally lit working space. The stables have been imaginatively restored to provide characterful high grade offices giving a contemporary feel whilst still maintaining the original character of the property.

Externally the premises are set in well manicured grounds having on-site parking provisions and secure gates access off Gas Works Lane.



Accommodation

Ground floor suite 1	61.04m ²	(657 sq ft)
Ground floor suite 2	48.87 ²	(526 sq ft)
First floor suite 3	85.0m ²	(915 sq ft)
Total	194m²	(2,098 sq ft)

Services

We understand the premises benefit from all mains services connection with heating provided by means of gas fired central heating systems. None of these services have been tried or tested and therefore we are unable to comment on their condition or suitability.

Energy Performance Certificate

The property is exempt from requiring an Energy Performance Certificate.

Rateable Value

Requires reassessing for Business Rates purposes.

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 to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Suite 1 (Under Offer)	£7,700 per annum exclusive
Suite 2 (Under Offer)	£6,240 per annum exclusive
Suite 3 (Under Offer)	£10,400 per annum exclusive

VAT

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

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Richard Barker
Andrew Steel

Tel: 0113 234 8999
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Our Ref: 2318/A/S
Updated August 2017

Subject to Contract



Michael Steel & Co
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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.