



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CHARACTER OFFICE SUITES WITH P

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

29.45 - 351.77m² (317 - 3,784 sq ft)



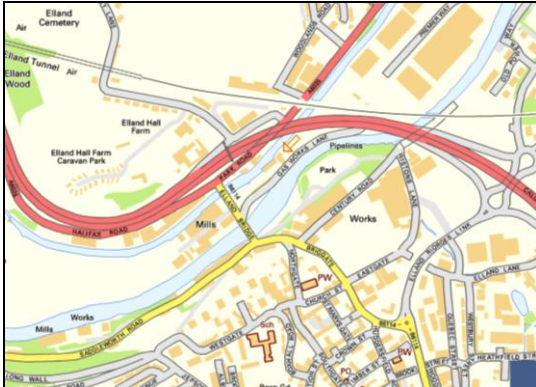
- Refurbished quality and flexible Grade II listed offices
- Strategically located accessible to junction 24 of M62 motorway
- Attractive canal side setting
- Walking distance to Elland town centre

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 a 2 storey former canal moorings warehouse with stone walls and stone slate covered roof which has been converted to office space overlooking the Calder and Hebble Navigation Canal.

The accommodation has been divided into suites and has perimeter IT Network ducting. The refurbishment has exposed stonework and roof beams. Toilet facilities are provided on each floor as are kitchen facilities.

Outside there is a generous car parking provision

Accommodation

Suite 1	70.14m ² (755 sq ft)
Suite 2	44.50m ² (479 sq ft)
Suite 3	32.52m ² (350 sq ft)
Suite 4	Under Offer
Suite 5	Under Offer
Suite 6	40.27m ² (433 sq ft)
Suite 7	29.45m ² (317 sq ft)
Total	351.77m² (3,784 sq ft)



Services

We are advised all mains services are connected to the property. The property 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 whole premises are assessed for business rates as at 2017 as follows: -

Offices & Premises RV £45,250

However individual suites will need to be reassessed.

Lease Terms

Suites 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 to let as follows: -

Suite 1	£11,500 per annum exclusive
Suite 2	£7,200 per annum exclusive
Suite 3	£5,250 per annum exclusive
Suite 4	Under Offer
Suite 5	Under Offer
Suite 6	£6,200 per annum exclusive
Suite 7	£5,000 per annum exclusive

Rents are quoted exclusive of building insurance, business rates and service charge. A service charge will be payable for the upkeep of common areas.

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
richard@michaelsteel.co.uk
andrew@michaelsteel.co.uk

Walker Singleton
Ryan Barker

Tel: 01422 430024
ryan.barker@walkersingleton.co.uk

Our Ref: 2318/A/S
Updated October 2017

Subject to Contract



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.