# Michael Steel & Co PROPERTY CONSULTANTS

### FOR SALE/may let

### QUALITY OFFICES WITH & ADDITIONAL MEETING/TRAINING FACILITIES & USEFUL STORES

### MARSHALL HALL MILLS, ELLAND LANE, ELLAND, HX5 9DU

754.38m<sup>2</sup> (8,120 sq ft)





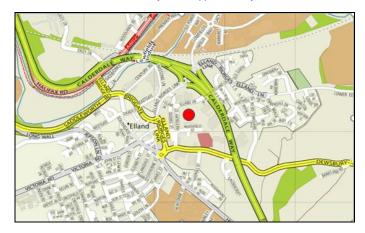
- 16+ onsite car parking spaces
- Quality conversion retaining characterful mill features
- Flexible accommodation with useful stores with loading access
- Characterful open plan & cellular offices with meeting/training ground floor facilities

### 0113 2348999

Michael Steel & Co 4 Carlton Court, Brown Lane West, Leeds, LS12 6LT, Fax: 0113 2348899, Email: info@michaelsteel.co.uk, Web: www.michaelsteel.co.uk

#### Location

The premises form part of Marshall Hall Mills off Elland Lane on the edge of the town centre and off Calderdale Way (A629) linking to Junction 24 of the M62 motorway within approximately 2 miles.



#### Description

The premises comprise a detached former 4 storey mill building converted to provide modern flexible quality office accommodation and ground floor stores, with loading access. The upper ground floor currently incorporates the Meeting Room venue with catering kitchen.

#### **Office Accommodation**



#### Meeting Room Venue



#### Accommodation

The net internal floor area of the accommodation is summarised as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
4 <sup>th</sup> storey	Open plan attic office with kitchen	140.08	(1,508)
3 <sup>rd</sup> storey	Offices, WCs, kitchen & stores	179.69	(1,934)
2 <sup>nd</sup> storey	Upper ground floor venue, WCs, reception office & catering kitchen	191.21	(2,058)
1 <sup>st</sup> storey	Lower ground floor stores	243.40	(2,610)
	TNIFA	754.38	(8,120)

#### Rating

The property is currently assessed for business rates as follows:-

Office & Premises	RV £8,600
Venue Hire Premises	RV £4,500
Store & Premises	RV £4,300

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

#### EPC

The property has an energy rating of C (60).

Tenure

Freehold.

Price

Offers in the region of £625,000.

#### **Anti-Money Laundering Regulations**

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

#### Lease Terms

Applications to lease the property as a whole, or in sections, would be considered. £50,000 pax.

#### VAT

The price/rent is quoted exclusive of VAT and it is understood VAT will be applicable.

#### Legal Costs

Each party to be responsible for the their own legal costs incurred in connection with a transaction.

#### **Viewing/Enquiries**

Strictly by appointment only with the sole agents:-

Michael Steel & Co Andrew Steel Richard Barker Ben Preston Tel: 0113 234 8999 andrew@michaelsteel.co.uk ricgard@michaelsteel.co.uk ben@michaelsteel.co.uk

Our Ref: 2551/A/S Updated August 2022

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.





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