

Walker Singleton

TO LET

Unit 6
Heathfield Industrial Estate
Heathfield Street
Elland
HX5 9AE

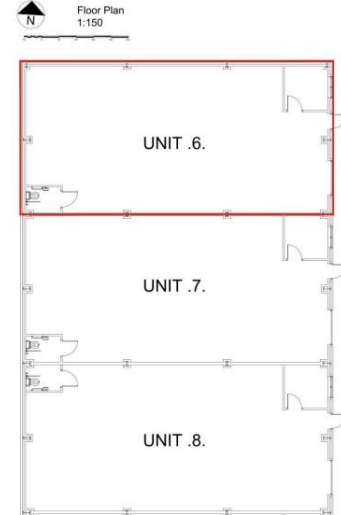
- SINGLE STOREY INDUSTRIAL UNIT, TO BE NEWLY REFURBISHED
- 1,580 SQ FT (146.78 SQ M)
- EXCELLENT ACCESS TO J24 OF THE M62 MOTORWAY
- SECURE SHARED YARD



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Location

The property is situated on Heathfield Street which is accessed off the B6114 Dewsbury Road via Westbury Street close to Elland Town Centre, West Yorkshire.

Elland is a popular industrial location situated approximately 5 Miles South of Halifax being the central business district of the Metropolitan Borough of Calderdale. Excellent main road communications exist with Junction 24 of the M62 Motorway located within 2 miles. The industrial estate is surrounded by residential suburbs, with a population of 2 million people within 15 miles, offering good access to local work force.

Leeds City Centre is located 15 miles to the East and Manchester City Centre approximately 20 miles to the West.

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	1,580	146.78

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

The property has been assessed with an EPC rating of C (60). An updated EPC will be provided post refurbishment.

Description

The property briefly comprises a single storey, steel portal framed industrial unit located at the end of a terrace of similar units. The property benefits from having:

- Electrically operated roller shutter door access;
- Solid concrete flooring;
- Secure shared yard area;
- WC facilities;
- Office accommodation;
- 24 hour access;
- LED lighting.

The property will be refurbished to include redecoration. The internal photo shown is of another unit on Heathfield Industrial Estate and is being used for indicative purposes.

Mains services connected to the premises include 3-phase electricity, water and drainage. Please note, Walker Singleton have not tried or tested the services and any interested parties are advised to satisfy themselves as to suitability and condition.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £9,400. The incoming tenant may qualify for 100% small business rates relief.

Rental

£20,500 Per Annum Exclusive

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease for a term of 3 years. The Landlord will adopt a simple Short-form Estate Lease agreement.

VAT

The rentals quoted will be subject to VAT at the prevailing rate.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Service Charge

There will be an estate Service Charge applicable to the units in respect of the upkeep, maintenance and running of the wider estate.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Edward Booth

Direct Line: 01422 430020

Email: edward.booth@walkersingleton.co.uk

Ref: 35919

Date: Dec-24



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