

■ OFFICE ■ RETAIL ■ INDUSTRIAL ■ INVESTMENT ■ LAND

TO LET

1st FLOOR, PRESSERS HOUSE
2 South Lane, Elland, Halifax HX5 0HG



GOOD QUALITY OFFICE PREMISES

12.45m² to 43.85m² (134ft² to 472ft²)

- Recently refurbished modern specification offices
- Flexible lease terms
- All inclusive rents available
- Car parking available

T. **01484 530361**
www.bramleys.com



1ST FLR, PRESSERS HOUSE, 2 SOUTH LANE, ELLAND

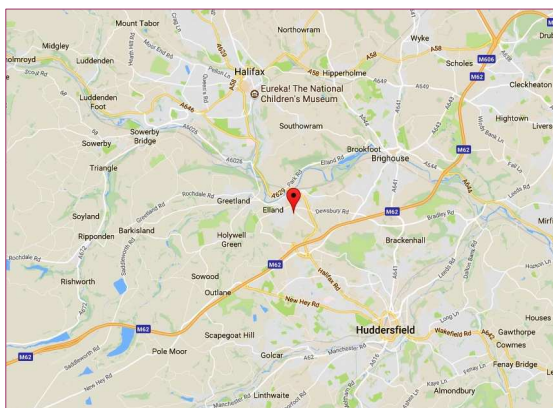
GOOD QUALITY OFFICE PREMISES

The available premises comprise the first floor offices which have been refurbished to a high standard and are available to let as individual offices or multiples of offices, subject to the incoming tenants requirements.

The premises are positioned in an accessible location with Huddersfield town centre being within 5 miles to the southeast, and Halifax town centre being approximately 4 miles to the north. This location provides easy access to Junction 24 of the M62 motorway at Ainley Top.

The offices range from 134ft² to 472ft², having the benefit of on site car parking to the rear and being within close proximity of all local amenities within Elland town centre.

The offices are available at all inclusive rents and on flexible lease terms to be negotiated. The availability of the offices provides an excellent opportunity to lease good quality office premises in an accessible location for existing businesses or new start ups.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

GROUND FLOOR

Entrance Lobby
With security system, including separately alarmed entrance

FIRST FLOOR

| | |
|----------|---|
| Office 1 | 16.72m ² (180ft ²) |
| Office 4 | 14.68m ² (158ft ²) |
| Office 5 | 12.45m ² (134ft ²) |

Total 43.85m² (472ft²)

Having the benefit of shared kitchen area, waiting area and toilet facilities.

OUTSIDE

Off road car parking is available to the rear of the property subject to negotiation with the landlord.

RENT

| | |
|----------|----------------------------|
| Office 1 | £2,860 per annum exclusive |
| Office 4 | £2,600 per annum exclusive |
| Office 5 | £2,080 per annum exclusive |

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The entire suite is offered by way of a new lease for a term to be negotiated at a rent exclusive of rates, utilities and buildings insurance and maintenance. Individual offices are offered at the rents stated above on terms to be negotiated, on inclusive rates as above.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D

CONTACT

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