

■ OFFICE ■ RETAIL ■ INDUSTRIAL ■ INVESTMENT ■ LAND

# TO LET

**1<sup>st</sup> FLOOR, PRESSERS HOUSE**  
2 South Lane, Elland, Halifax HX5 0HG



## GOOD QUALITY OFFICE PREMISES

12.45m<sup>2</sup> (134ft<sup>2</sup>)

- Recently refurbished modern specification office
- Flexible lease terms
- All inclusive rent available
- Car parking available

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)



# 1<sup>ST</sup> FLR, PRESSERS HOUSE, 2 SOUTH LANE, ELLAND

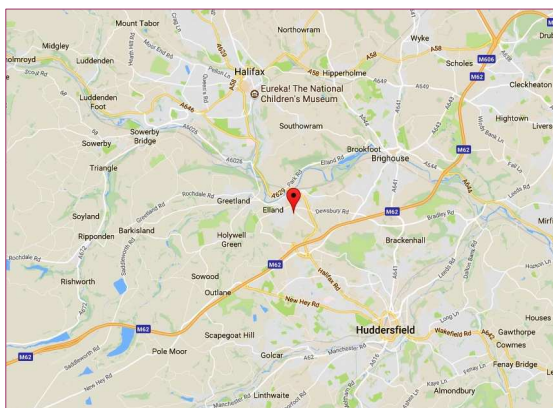
## GOOD QUALITY OFFICE PREMISES

The office premises have been refurbished to a high standard and are multi-occupied. Office 5 is the last available office and extends to 134ft<sup>2</sup> and has the benefit of shared kitchen area, waiting area and toilet facilities.

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 office has the benefit of on site car parking to the rear, subject to negotiation, and being within close proximity of all local amenities within Elland town centre.

The office is available at an all inclusive rent and on flexible lease terms to be negotiated. The availability of the office 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 5 12.45m<sup>2</sup> (134ft<sup>2</sup>)

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 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 office is offered at the rental figure above on terms to be negotiated, on inclusive rates as above.

#### LEGAL COSTS

The ingoing 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

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 530361 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

[www.bramleys.com](http://www.bramleys.com)