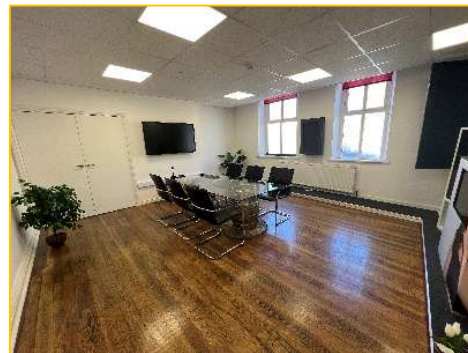


Ground Floor Offices
Pressers House
2 South Lane
Elland HX5 0HG

Rent:
£10,500 per
annum



GROUND FLOOR OFFICES

70.17m² (755ft²)

- Modern specification offices
- Flexible lease terms
- Suitable for a variety of uses
- Car parking available

DESCRIPTION

These well-presented office premises are part of a multi-occupied office building. The offices extend to 70.17m² (755ft²) and have the benefit of its own Kitchen and WC which is fully self-contained with a store room off the main entrance lobby.

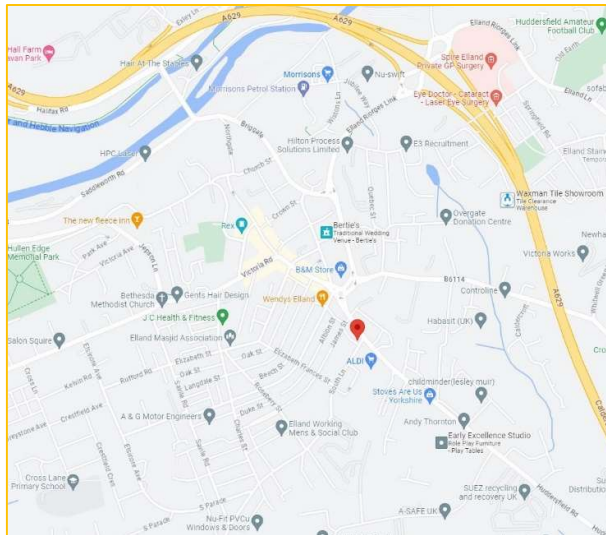
The offices have the benefit of on site car parking to the rear, subject to negotiation, and being within close proximity of all local amenities within Elland town centre.

The offices are available on flexible lease terms and office furniture is available by separate negotiation if required. The availability of the office suites provides an excellent opportunity to lease good quality office premises in an accessible location for existing businesses or new start ups. The office space is also suitable for a variety of uses subject to landlord permission and obtaining the relevant planning consents.

LOCATION

The premises are positioned in Elland, which is 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. Elland provides a range of amenities, including a large Morrisons supermarket, B & M Bargains and Aldi, which is directly across from the office premises itself.



ACCOMMODATION

GROUND FLOOR

Office Suite	70.17m ² (755ft ²)
Entrance Lobby	
Kitchen	
WC	
Store	7.22m ² (77ft ²)

FIRST FLOOR

Further office accommodation available by separate negotiation.

OUTSIDE

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

RENT

£10,500 per annum

RATEABLE VALUE

£6,100

Uniform Business Rate of 49.9p/£ (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. 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 sole Agents.

Jonathan Wilson

jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

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: TBA

bramleys.com/commercial

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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • RETAIL • OFFICE • LAND • RETAIL