

# FOR SALE/TO LET

**Good quality workshop accommodation with ancillary workshop/stores situated within private circulation yard**

**PENNINE WORKS  
ELLAND BRIDGE  
BRIDGEFIELD ROAD  
ELLAND  
HX5 0SQ**



**6,235 ft<sup>2</sup> (579.25 m<sup>2</sup>)**

- **Ground floor workshop accommodation with concrete floor**
- **Situated within gated circulation yard**
- **Dual carriageway access to the M62 just 2 miles distant**
- **EPC Rating – E (112)**

## Location

Pennine Works is located on Bridgefield Road, off Elland Bridge, just outside the centre of Elland and in an area made up of other industrial and commercial concerns, being around 2 miles from the M62 at junction 24 and a similar distance from Halifax town centre.

## Description

The property comprises single storey buildings of steel portal frame construction clad in coated steel decking to eaves, beneath a insulated corrugated asbestos sheet roof incorporating Perspex roof lights. Ancillary linking outbuildings comprise similar constructions and provide ancillary workshops/stores with timber mezzanine to part. The accommodation is heated via wall mounted gas fired warm air blowers.

The accommodation benefits from exclusive access of the gated yard to the front of the property.

## Business Rates

The property is assessed as follows for non-domestic rating purposes:

Workshop & Premises: £21,000 Rateable Value

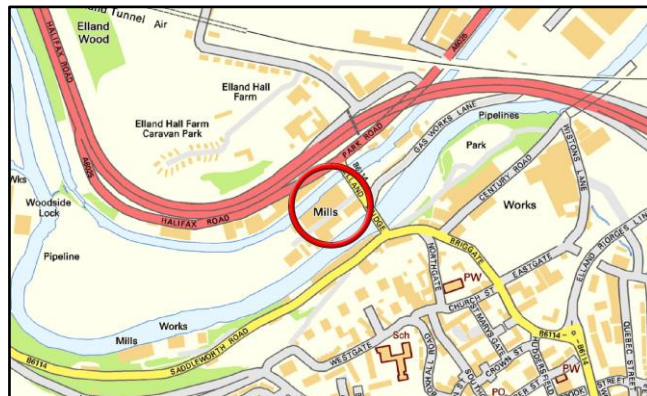
The current Uniform Business Rate for 2018/2019 is 48.0p in the £ ignoring small business allowances and transitional relief. Interested parties are advised to make their own enquiries with the Charging Authority.

## Planning

Established industrial uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Authority.

## VAT

The rent is expressed exclusive of VAT, if chargeable.



## Accommodation

### Ground Floor

Warehouse/Workshop	3,405 ft <sup>2</sup>	316.33 m <sup>2</sup>
Office and stores	2,148 ft <sup>2</sup>	199.55 m <sup>2</sup>
Stores	71 ft <sup>2</sup>	6.60 m <sup>2</sup>
Kitchen	68 ft <sup>2</sup>	6.32 m <sup>2</sup>

### Mezzanine

Mess room	543 ft <sup>2</sup>	50.45 m <sup>2</sup>
-----------	---------------------	----------------------

<b>Total</b>	<b>6,235 ft<sup>2</sup></b>	<b>579.25 m<sup>2</sup></b>
--------------	-----------------------------	-----------------------------

Measurements taken in metric and converted to their nearest imperial equivalent.

## Terms

The property is available to let on tenant's new full repairing and insuring terms for a period of years to be agreed incorporating three yearly rent reviews where applicable. The client will also consider an outright freehold sale.

Rent: **£18,500 per annum exclusive**

Price: **£185,000**

## Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

## Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors 01484 432043

Mark Hanson [mark@hanson-cs.co.uk](mailto:mark@hanson-cs.co.uk)  
Phil Deakin [phil@hanson-cs.co.uk](mailto:phil@hanson-cs.co.uk)  
Joe Oade [joe@hanson-cs.co.uk](mailto:joe@hanson-cs.co.uk)

Reference 1645 **Subject to Contract**

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTORS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



**HANSON**  
CHARTERED SURVEYORS