

Lowfields Business Park

Lowfields Business Park, Elland Huddersfield HX5 9DA

Warehouse | 50,241 ft²



LED lighting



9mm eaves height



3 x ground level level roller doors



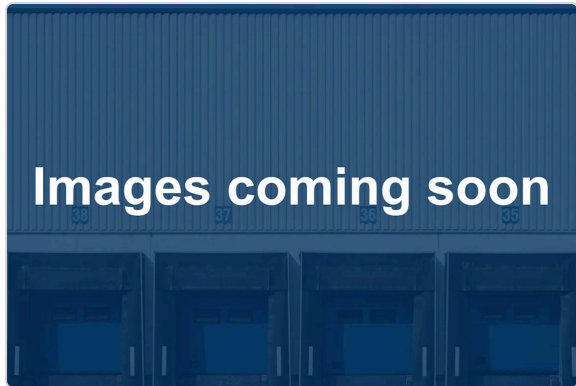
Office space



Parking for Ample vehicles

Available to Let

Images coming soon

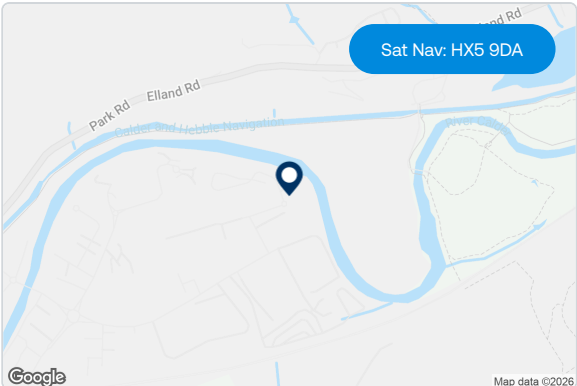


Description

The property comprises a high quality, modern industrial / warehouse unit of steel portal frame construction. Externally, elevations are a combination of brickwork and profile metal clad, surmounted by a dual pitched profile metal sheet roof with translucent roof panels. Internally, the warehouse benefits from concrete slab flooring, LED lighting, an eaves height of 9m. Access to the warehouse is by way of three electrically operated ground level loading doors.

The property also benefits from a two storey office and welfare block which is of blockwork construction and comprises carpeted flooring, LED lighting, perimeter trunking and gas central heating.

Externally, the property benefits from a large secure service yard of concrete slab construction with depths up to 40m. There is also a separate parking area to the front of the property with vehicle parking for 37 vehicles.



Location

The property is situated on Lowfields Business Park, a well-established industrial estate in Eland. The unit benefits from excellent motorway connectivity with access to Junction 24 of the M62 approximately 1 mile away via the A629 Calderdale Way providing swift access to serve both Leeds and Manchester conurbations with the wider North West / Yorkshire industrial hubs within comfortable reach



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit J2	Warehouse	50,241	Immediately	D
Total		50,241		

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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