

**Orchard House
Park Road
Elland
HX5 9HP**

**Rent: On
Application**



MODERN OFFICE ACCOMMODATION

From 13.38m² (144ft²) to 247.77m² (2,666ft²)

- Substantial on-site car parking to the front
- Available to let as individual units or as a whole on flexible lease terms
- Communal lobby and concierge
- Available from 1 July 2025

DESCRIPTION

The offices occupy part of the ground floor of this two storey traditional office building situated in a prominent position on Park Road in Elland.

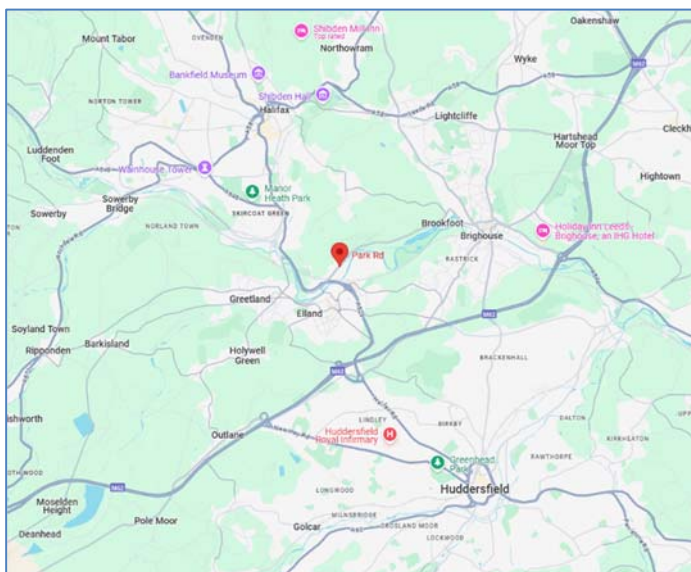
The office suites provide good quality modern office accommodation, having the benefit of air conditioning, suspended ceilings with modern specification lighting and perimeter trunking.

As a whole, the building benefits from a substantial tarmacadam surfaced car parking area for approximately 80 cars, with 20 spaces allocated to the available offices.

LOCATION

Elland is an industrial town mid-way between Huddersfield and Halifax, located within the Calderdale Metropolitan Council administration area with good access to the M62 motorway at Junction 24 at Ainley Top and Junction 25 at Clifton, Brighouse. Elland is approximately 5 miles from Huddersfield town centre and 2.5 miles from Halifax.

Orchard House is situated within an established mixed use location within close proximity to the A629 which provides access to Junction 24 of the M62 motorway making access to Bradford and Leeds within 25 and 30 minutes respectively.



ACCOMMODATION

■ GROUND FLOOR

		m ²	ft ²
The Green Room	Suite A	13.64	146
	Suite B	62.62	674
The Blue Room	Suite C	75.81	816
	Suite D	22.95	247
	Suite E	34.19	368
	Suite F	13.38	144
Conference Room	Room B	25.18	271
TOTAL FLOOR AREA		247.77	2,666

OUTSIDE

Substantial on-site car parking is available to the front of the building.

RENT

On application

RATEABLE VALUE

To be reassessed according to ingoing tenants office space requirements.

The current Uniform Business Rate applied for the year 2024/25 is 49.9p/54.6p/£. It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

George Aspinall
george.aspinall@bramleys.com

LEASE TERMS

The suites are offered by way of a new lease on a full repairing and insuring basis and on flexible lease terms subject to the ingoing tenants requirements.

SERVICE CHARGE

The landlord will insure the building, maintain the common areas and the external fabric of the building in addition to arranging for disposal of waste, cleaning common areas and providing a water supply to the common parts. A proportion of these costs will be charged back to the tenant.

LEGAL COSTS

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

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.

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING: To be reassessed

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

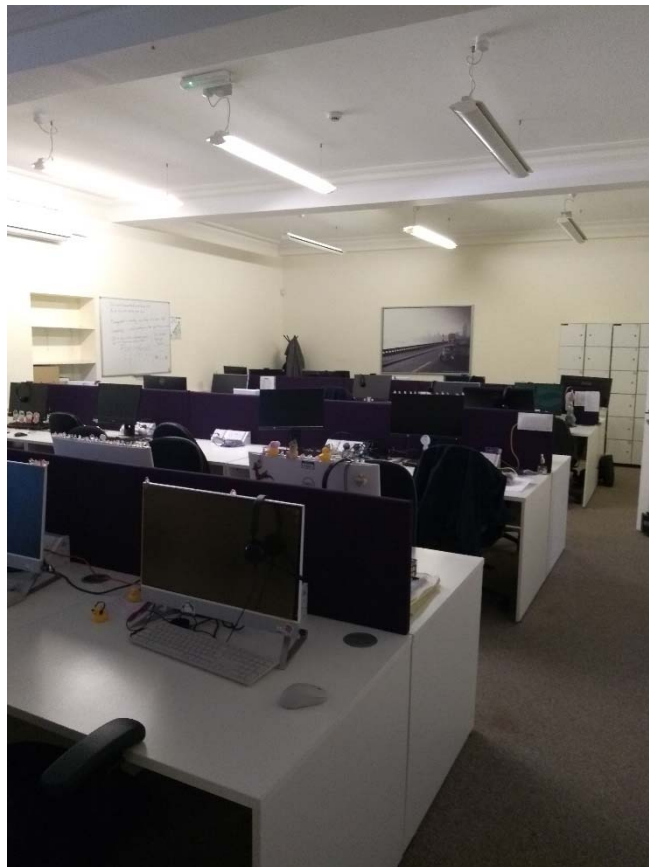
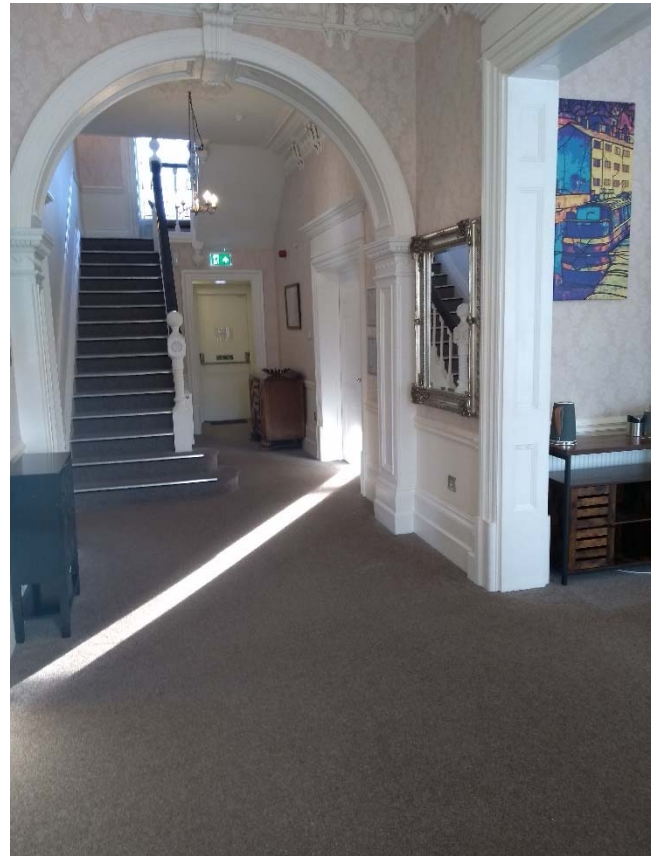
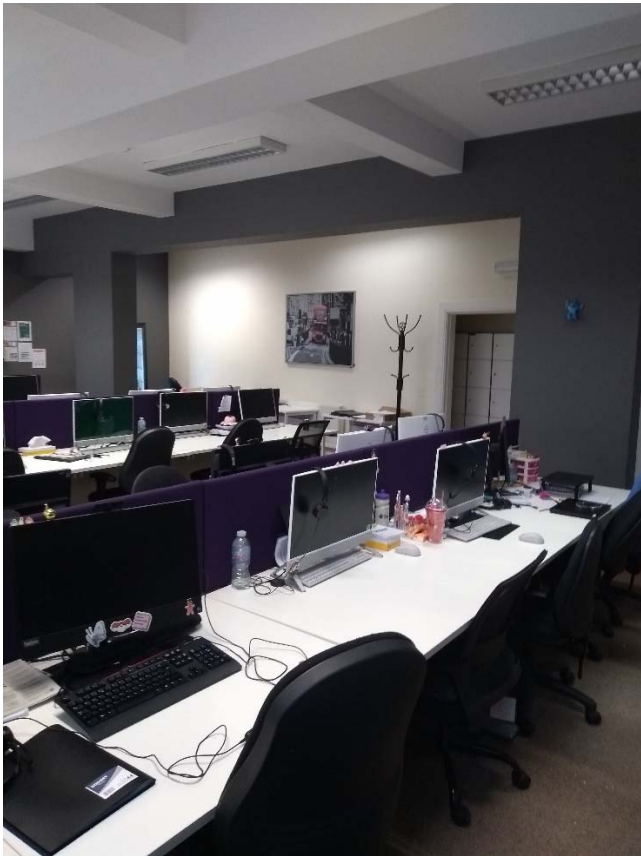
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