



## Unit J2

Lowfields Way, Elland, HX5 9DA

### Prime Industrial / Warehouse Unit

**50,241 sq ft**  
(4,667.54 sq m)

- Preliminary details
- Established industrial / distribution location off J24 M62
- Self contained site
- 9m minimum eaves
- Up to 40M yard



# Unit J2, Lowfields Way, Elland, HX5 9DA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 50,241 sq ft                       |
| Rates Payable  | £217,837.50 per annum              |
| Rateable Value | £392,500                           |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | C (63)                             |

## Description

The property comprises a high quality, modern detached industrial/ warehouse unit on a self contained site, constructed in 2005. Unit J2 is of steel portal frame construction with an insulated pitched roof incorporating approx. 15% roof lights and part clad/ block elevations. The unit benefits from the following specification.

- \*9.00m minimum eaves
- \*3 ground level access electric doors
- \*LED lighting
- \*Ground & 1st Floor Offices which are carpeted, perimeter trunking, gas central heating, suspended ceilings with LED lighting and are decorated throughout
- \*Passenger lift
- \*Staff Canteen
- \*Male, Female & Accessible WCs (plus Male and Female at 1st Floor)
- \*28m - 40m yard
- \*37 car parking spaces
- \*3 phase power

## Location

The property is situated on Lowfields Business Park, a well-established industrial estate in Elland, West Yorkshire. The estate 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 markets within comfortable reach. The popular estate is home to a number of established occupiers including, The Decorative Panels Group, Bond-it, NaughtOne and Terberg.

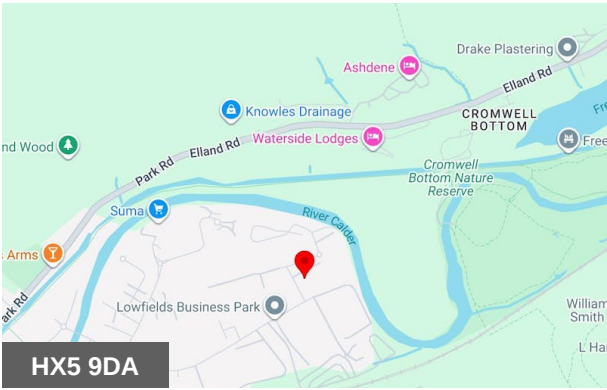
## Accommodation

The accommodation comprises the following areas:

| Name                             | sq ft  | sq m     |
|----------------------------------|--------|----------|
| Unit - Warehouse                 | 45,865 | 4,261    |
| Ground - GF Offices & Facilities | 2,188  | 203.27   |
| 1st - FF Offices & Facilities    | 2,188  | 203.27   |
| Total                            | 50,241 | 4,667.54 |

## Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed. For further information please contact the agents.



## Viewing & Further Information



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