



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE/may let**

**QUALITY OFFICES WITH **  
**& ADDITIONAL**  
**MEETING/TRAINING FACILITIES &**  
**USEFUL STORES**

**MARSHALL HALL MILLS, ELLAND LANE,  
ELLAND, HX5 9DU**

754.38m<sup>2</sup> (8,120 sq ft)



- 16+ onsite car parking spaces
- Quality conversion retaining characterful mill features
- Flexible accommodation with useful stores with loading access
- Characterful open plan & cellular offices with meeting/training ground floor facilities

**0113 2348999**

## Location

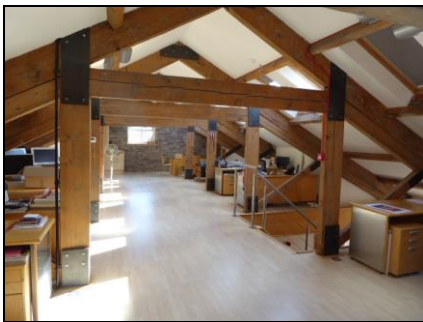
The premises form part of Marshall Hall Mills off Elland Lane on the edge of the town centre and off Calderdale Way (A629) linking to Junction 24 of the M62 motorway within approximately 2 miles.



## Description

The premises comprise a detached former 4 storey mill building converted to provide modern flexible quality office accommodation and ground floor stores, with loading access. The upper ground floor currently incorporates the Meeting Room venue with catering kitchen.

### Office Accommodation



### Meeting Room Venue



## Accommodation

The net internal floor area of the accommodation is summarised as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
4 <sup>th</sup> storey	Open plan attic office with kitchen	140.08	(1,508)
3 <sup>rd</sup> storey	Offices, WCs, kitchen & stores	179.69	(1,934)
2 <sup>nd</sup> storey	Upper ground floor venue, WCs, reception office & catering kitchen	191.21	(2,058)
1 <sup>st</sup> storey	Lower ground floor stores	243.40	(2,610)
<b>TNIFA</b>		<b>754.38</b>	<b>(8,120)</b>

## Rating

The property is currently assessed for business rates as follows:-

Office & Premises	RV £8,600
Venue Hire Premises	RV £4,500
Store & Premises	RV £4,300

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## EPC

The property has an energy rating of C (60).

## Tenure

Freehold.

## Price

Offers in the region of £625,000.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

## Lease Terms

Applications to lease the property as a whole, or in sections, would be considered. £50,000 pax.

## VAT

The price/rent is quoted exclusive of VAT and it is understood VAT will be applicable.

## Legal Costs

Each party to be responsible for the their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Richard Barker  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ricgard@michaelsteel.co.uk](mailto:ricgard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2551/A/S  
Updated August 2022

Subject to Contract



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[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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