

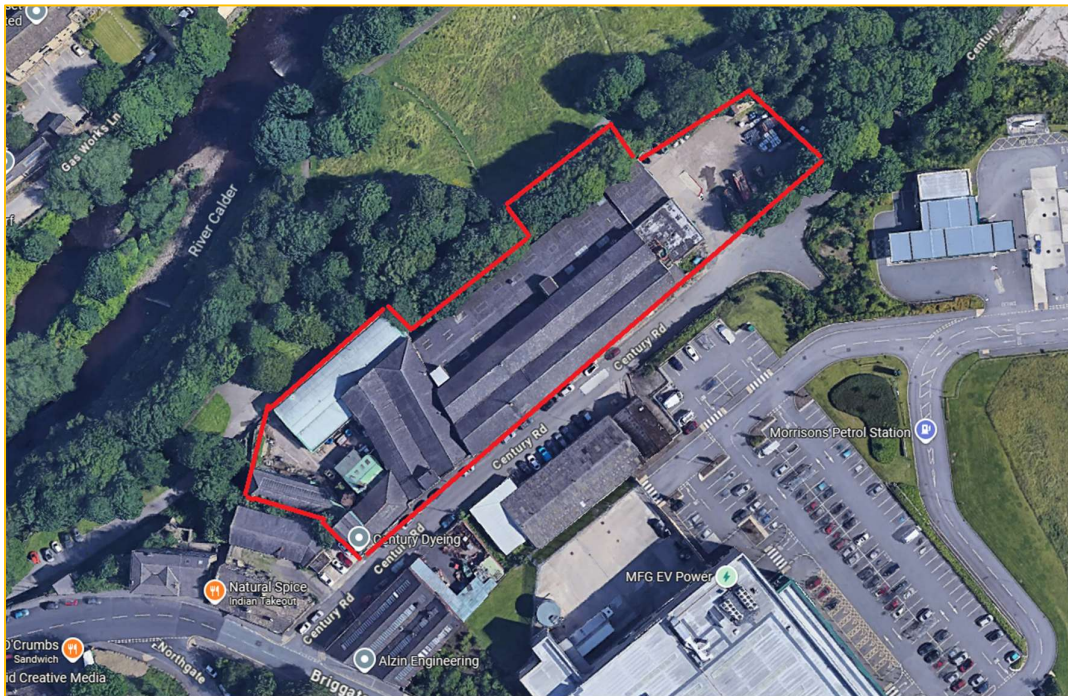
bramleys

COMMERCIAL

For Sale

Century Works
Century Road
Elland
HX5 9HQ

Price:
£1,500,000



FACTORY PREMISES

4,687m² (50,452ft²)

Site Area

Approx 1.7 acres

- Previously used for textile dyeing processes.
- Well located
- Available with vacant possession

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THE PROPERTY

The property comprises a former textile dyeing mill which is predominantly single storey and has accommodation divided between older type stone built premises and single storey steel framed premises clad in profile steel sheeting to the roof and external elevations.

The property has loading access off the roadside, in addition to loading via 2 self-contained yards.

The building is capable of being subdivided and occupied by multiple businesses, or would suit occupancy by a single business operation.

The accommodation extends to a total of 4,687.06m² (50,452ft²).

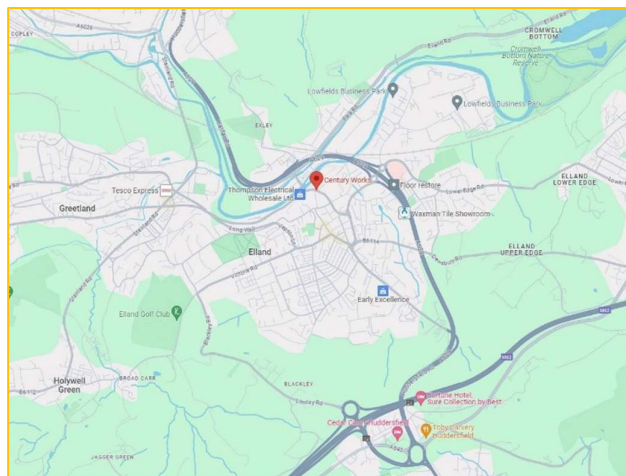
LOCATION

The property is located in an industrial area on the edge of Elland town centre adjacent to the Morrisons supermarket car park.

Elland is a popular location for industrial occupiers, providing easy access to Huddersfield and Halifax town centres, in addition to being accessible for Junction 24 of the M62 motorway network via Elland Bypass.

The following major towns and cities are within easy reach:

| | |
|--------------|-----------|
| Huddersfield | 4.5 miles |
| Halifax | 5.2 miles |
| Leeds | 20 miles |
| Bradford | 14 miles |
| Manchester | 29 miles |



ACCOMMODATION

| Building | m ² | ft ² |
|--------------|----------------|-----------------|
| Upper floors | 2,341.28 | 25,202 |
| Lower Levels | 2345.78 | 25,250 |
| Total | 4,687.06 | 50,452 |

OUTSIDE

The property benefits from both on-street and off-street car parking and provides 2 self-contained yards.

PRICE

£1,500,000

RATEABLE VALUE & UNIFORM BUSINESS RATES

£75,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (2025/26).

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC



[bramleys.com/commercial](https://www.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 in situ 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

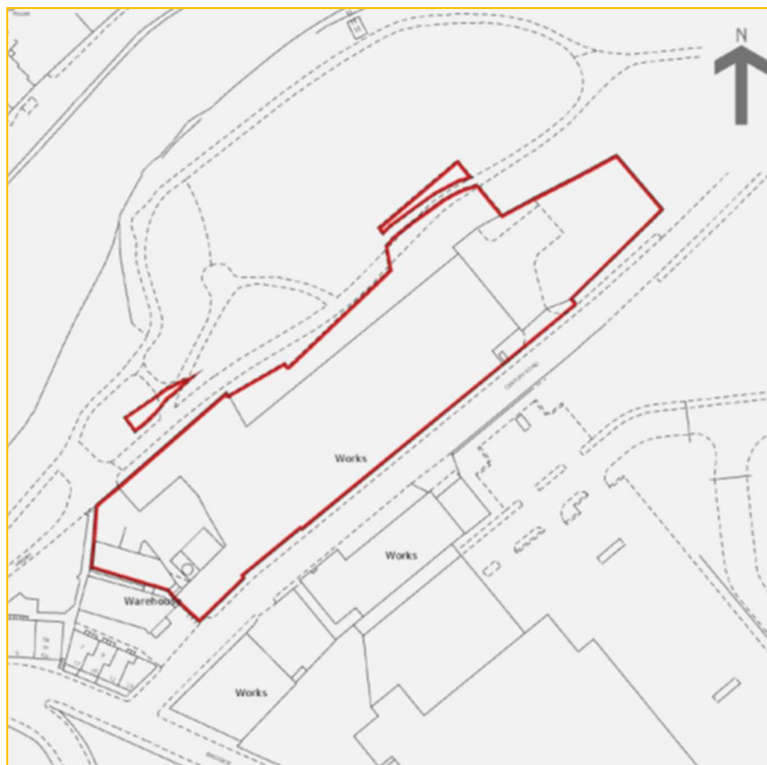
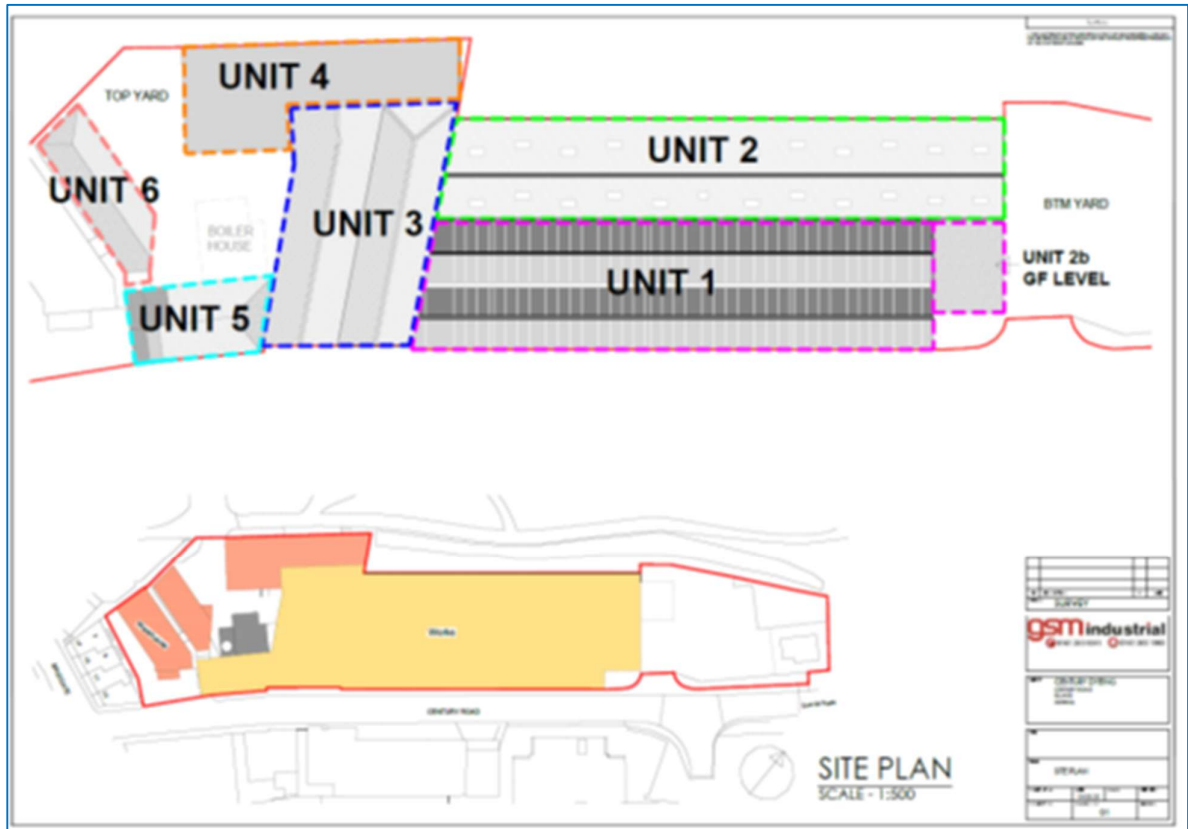
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