

UNDER  
REFURBISHMENT  
PC Q3 2026

# CABOT | ELLAND 126

126,076 SQ FT

LOWFIELDS WAY  
LOWFIELDS BUSINESS PARK  
ELLAND HX5 9DA

# CABOT | ELLAND 126

CABOT | ELLAND 126

CABOT | ELLAND 126

IMAGE RETOUCED TO SHOW  
REFURBISHED CONDITION

**Cabot Elland 126** is a modern 126,076 sq ft high bay warehouse / industrial unit sitting on a large site of 6.3 acres.

The property benefits from unrivalled access to the regions motorway network via Junction 24 of the M62, which lies within a mile of the popular Lowfields Business Park.

# ACCOMMODATION



SIZE SQ FT  
**126,076**



CLEAR HEIGHT  
**12.1m**



MAX YARD DEPTH  
**43m**



SITE COVERAGE  
**42%**



DOCK LEVEL DOORS  
**8**



LEVEL ACCESS DOORS  
**3**



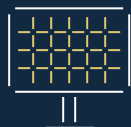
CAR PARKING  
**83**



EV CHARGING  
**4**



EPC  
**A\***



PV PANELS



INTERNAL RACKING  
Up to 21,700 potential  
pallet locations (VNA)



HIGH BAY  
LIGHTING AND  
RACKING IN SITU

CABOT ELLAND 126	SQ FT	SQ M
WAREHOUSE	116,109	10,786.8
GROUND FLOOR OFFICE	4,260	395.7
FIRST FLOOR OFFICE	2,983	277.1
WELFARE / CANTEEN	2,724	253.1
<b>TOTAL GIA</b>	<b>126,076</b>	<b>11,712.7</b>

\*Expected EPC rating post refurbishment works



IMAGE RETOUCED TO SHOW REFURBISHED CONDITION

# CABOT | ELLAND 126

SOLINA

A-SAFE

WAXMAN CERAMICS  
EST. 1981

M62 J24

CALDERDALE WAY

O/I  
NaughtOne

A.D.D. EXPRESS LTD  
Advanced Dependable Distribution

bond it

A629

W&L  
group

Suma

the decorative  
panels  
group

TERBERG  
DTS UK  
AVIATION DIVISION

CABOT | ELLAND 126

CABOT | ELLAND 126



**Cabot Elland 126** sits within the popular and well established Lowfields Business Park, which is home to occupiers such as SCS, Micheldever Tyre Services, Suma Foods, Decorative Panels, Waddington & Ledger and A.D.D. Express.

MICHELDEVER  
TYRE SERVICES

SCS

# JUST ONE MILE FROM THE M62

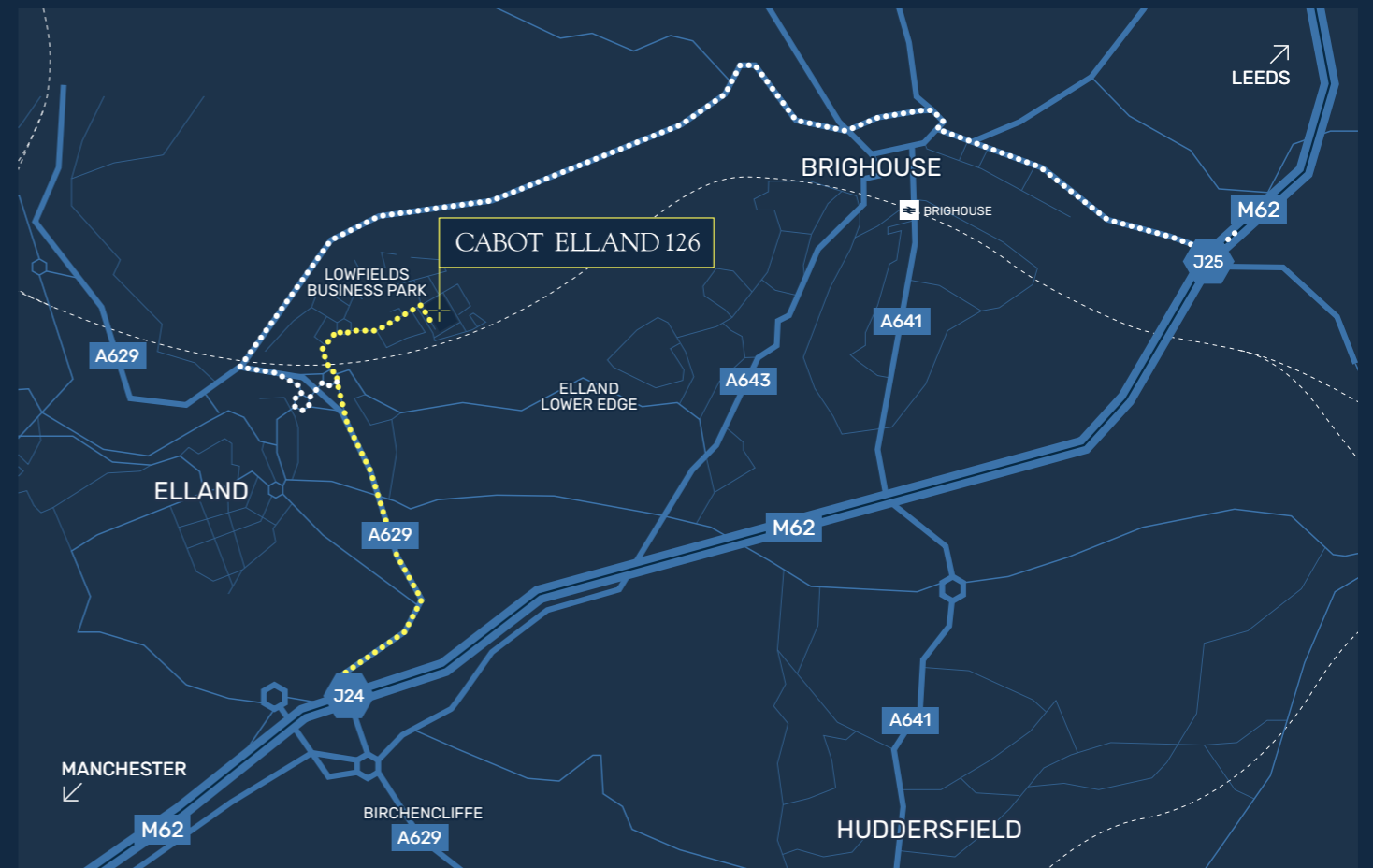
**Cabot Elland 126** sits one mile from Junction 24 of the M62, with direct access via the A629 Calderdale Way. The motorway connects Liverpool, Manchester, Leeds and Hull, carrying an average 144,000 vehicles per day through West Yorkshire and placing operators within reach of every major Northern conurbation and the ports of Liverpool, Hull and Immingham.

TRANSPORT LINKS	MILES	MINS
M62 (J24)	1 mile	6 mins
M1 (J42)	12 miles	26 mins
A1(M) (J32A)	28 miles	30 mins

LOCATION	MILES	MINS
Halifax	4 miles	12 mins
Huddersfield	5 miles	12 mins
Bradford	12 miles	20 mins
Leeds	17 miles	26 mins
Manchester	32 miles	40 mins
Liverpool	65 miles	1 hr 5 mins
Hull	75 miles	1 hr 20 mins

AIRPORTS	MILES	MINS
Leeds Bradford Airport	21 miles	35 mins
Manchester Airport	36 miles	40 mins

PORTS	MILES	MINS
Port of Liverpool	70 miles	1 hr 15 mins
Port of Hull	75 miles	1 hr 20 mins





# CABOT | ELLAND 126



## TERMS

Available by way of a new lease on terms to be agreed. For further information, please contact the joint agents.

## TIMESCALES

The property is undergoing refurbishment works due to complete in Q3 2026.

## EPC

Rating A – \* Expected assessment post refurbishment

## RATEABLE VALUE

£815,000 (from 1 April 2026).

## POWER

The building can satisfy power requirements up to 700 KVA.

## PLANNING

B2 and B8 uses will be acceptable to the landlord.

## MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

IMAGE RETOUCED TO SHOW REFURBISHED CONDITION



# CABOT | ELLAND 126

For any further information,  
please contact:



**IAIN MCPHAIL**

[iain.mcphail@knightfrank.com](mailto:iain.mcphail@knightfrank.com)  
07962 360 297



**SIMON DOVE**

[simon.dove@dhpproperty.co.uk](mailto:simon.dove@dhpproperty.co.uk)  
07527 388 054

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed. (2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. June 2026. Designed by