

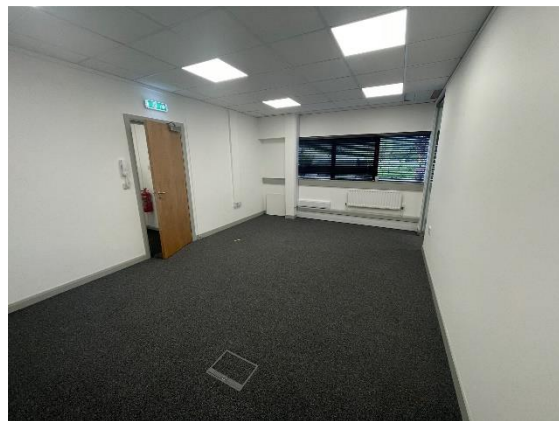
Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Ground Floor Quality Office Suites with Parking
From 241 sqft (22 sqm)

Internal inspection Highly Recommended to fully appreciate the
Excellent Office Accommodation Available



GUIDE RENTS FROM - £4,250 PER ANNUM EXCLUSIVE

- **High profile location**
- **No business rates to pay – subject to qualification****
- **Private Parking**

**SUITES 1-3 GROUND FLOOR, UNIT B RIVERSIDE BUSINESS
PARK, DANSK WAY, LEEDS ROAD, ILKLEY, LS29 8JZ**

SUITES 1-3 GROUND FLOOR, UNIT B RIVERSIDE BUSINESS PARK, DANSK WAY, LEEDS ROAD, ILKLEY, LS29 8JZ

Location

Unit B forms part of Riverside Business Park being situated approximately ½ mile East of Ilkley Town Centre with frontage onto Leeds Road (A65).

Ilkley is situated 17 miles from Leeds City Centre. Regular train services run to Leeds and Bradford.

Description

The subject accommodation comprises of 3 refurbished office suites planned at ground floor level with the use of a shared kitchen and canteen facility. The suites have recently been refurbished to include new suspended ceilings, redecoration and carpets. Each of the suites benefits from gas fired central heating.

Externally there is a private parking area to the front.

Accommodation

Internal

Ground Floor

Entrance lobby with separate toilet facility. Inner lobby leading to shared canteen and office suites.

Suite 1	432 sqft	40 sqm
Suite 2	384 sqft	36 sqm
Suite 3	241 sqft	LET

External

Landscaped grounds and private parking

Rateable Value

For further information on the business rates please speak to the agents.

****Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744**

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

The services are currently shared within the building and a service charge will be levied on a pro rata basis. For further details on the service charge please speak to the agents.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The suites are available to let for a period of years to be agreed.

Guide Rent

Suite 1 £7,250 per annum exclusive

Suite 2 £6,300 per annum exclusive

Suite 3 **LET**

Service Charge

A service charge will be levied to cover common upkeep, maintenance costs and shared services including heating, lighting and power. For further details on the annual service charge please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0480-0938-6419-9000-6096>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe 01535 600097/07966 300501

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