Temple Chambers Russell Street Keighley BD21 2JT **01535 600097** 



# **FOR SALE/TO LET** Superb Offices Purpose Built in 2018 to a High Specification and within level walking distance

of Ilkley Town Centre 2,158 sqft (200.5 sqm)







- Superbly presented ready for immediate occupation
- High specification inc gas central heating and LED lighting
- EPC Rating B (32)
- High quality communal areas, wc and shower accommodation
- Passenger lift 7 car parking spaces

THE POINT, 1 LOWER RAILWAY ROAD, ILKLEY WEST YORKSHIRE, LS29 8FL

www.hayfieldrobinson.co.uk

## THE POINT, 1 LOWER RAILWAY ROAD, ILKLEY WEST YORKSHIRE, LS29 8FL

#### Location

The property is situated to the immediate east of Ilkley Town Centre within level walking distance of the centre and its excellent amenities including bus and rail stations both providing regular services along with shops, supermarkets and a wide range of restaurants, bars and cafes.

#### Description

Built in 2018 The Point provides excellent office accommodation comprising 4 office suites. There are high quality communal areas including wc and shower facilities along with a passenger lift. The subject office – suite 4, is situated at first floor and provides superbly presented office amenity of the highest standard ready for immediate occupation. It incorporates largely open plan offices at first floor with glazed meeting room and kitchen/break out area. A superb mezzanine then provides further open plan offices.

A high specification is incorporated throughout including gas fired central heating and double glazing, LED lighting and raised floors. The building has the benefit of a high EPC rating B (32).

Externally there is a surfaced car park and 7 car parking spaces.

#### Accommodation

#### Internal

#### **Ground Floor**

Secure communal entrance with both passenger lift and stairs to the first floor. Shared wc and shower facilities.

#### **First Floor**

Largely open plan office accommodation with ample natural light and elevated views towards llkley Moor. Incorporates glazed meeting room and kitchen/break out area.

#### Mezzanine

Further open plan office accommodation with ample natural light.

#### External

Car park. 7 car parking spaces.

#### **Rateable Value**

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Offices & Premises Rateable Value: £22,750 Uniform Business Rate for 2023/2024: £0.499

#### Services

We understand that all main services are installed but recommend that prospective buyers/tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

#### 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 property is available for sale or alternatively to let for a period of years to be agreed.

#### Guide Rent/Guide Price

On application

#### VAT

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

#### EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/0299-2422-0330-0300-5103

#### 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.

#### Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation. In the event of a sale each party will be responsible for their own legal costs incurred during the transaction.

#### **Further Information**

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

### www.hayfieldrobinson.co.uk

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.



Temple Chambers Russell Street Keighley BD21 2JT **01535 600097** 



