

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**

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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 Ilkley 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

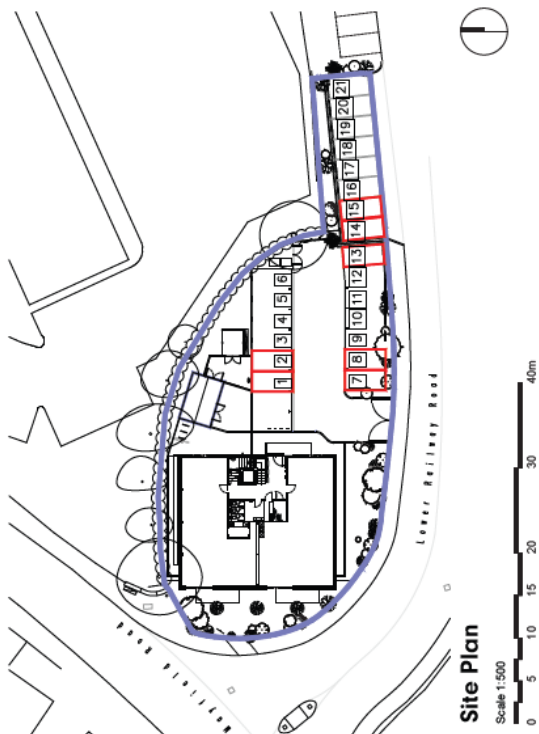
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Lettable Areas:

Site (blue boundary) = 1170m²
Unit 4 = 200.5m²
Parking Allocation = 7 Spaces (1,2,7,8,13,14,15)

