

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Ground Floor Office Accommodation
726 sqft (67 sqm)



Library Photographs

GUIDE RENT - £10,000 PER ANNUM EXCLUSIVE

- **Prominent position on Leeds Road (A65)**
- **No business rates to pay – subject to qualification ****
- **Inspection recommended**
- **Private car parking spaces are available**
- **Suitable for a variety of uses to include financial/professional services, office and a number of medical/health uses**

**SUITE 10 DRILL HALL BUSINESS PARK, ILKLEY
WEST YORKSHIRE, LS29 8EZ**

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Location

The offices are superbly positioned fronting Leeds Road (A65) the principal route through Ilkley. The town centre and all local amenities including the railway station are within walking distance.

The offices form part of the popular Drill Hall Business Centre a favoured commercial scheme situated on the eastern fringe of the town.

Description

Suite 10 forms ground floor quality office accommodation suitable for a variety of uses to include retail, professional/financial services, general office uses and a number of medical/health services. Private car parking spaces are available together with some on street parking.

Accommodation

Internal

Ground Floor

Reception office leading to;
Large open plan office
Two private offices
Kitchen
Ladies and Gents toilet facilities
Total area 726 sqft 67 sqm

External

Private 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: £9,800
Uniform Business Rate for 2025/2026: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**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.

Gas fired central heating is installed.

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 to let for a period of years to be agreed.

Car parking spaces are available with Suite 10. A small annual charge will be attached to the parking spaces and for further information please speak to the agents.

Guide Rent

£10,000 per annum exclusive

Lease incentives to include rent free periods may be available – 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/0501-6662-3882-6333-7644>

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

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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