

# TO LET

## HIGH QUALITY MODERN OFFICES

with car parking

*suites from 109 – 296.4 sq.m (1,172 – 3,189 sq.ft)*



**Dacres**  
COMMERCIAL

**GROUND & FIRST FLOOR, THE POINT,  
LOWER RAILWAY ROAD, ILKLEY, LS29 8FL**

**b|h|t**  
brackenridge  
hanson tate  
tel. 0113 244 9020

## LOCATION

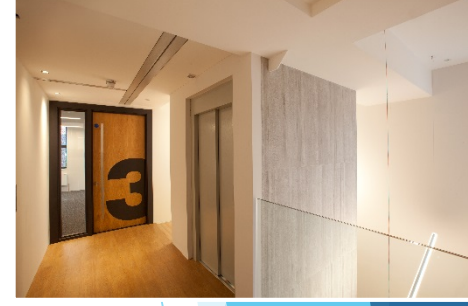
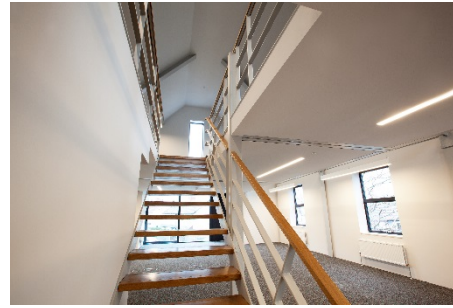
The Point is located on Lower Railway Road in the spa town of Ilkley, with access to the property being via Railway Road, ½ a mile east of the junction with Brook Street in Ilkley Town Centre. The town lies approximately 18 miles north west of Leeds, and 12 miles north of Bradford, with good road and rail links. The property enjoys easy access to Ilkley train station which is around a 10-minute walk away (0.4 miles). Ilkley provides excellent local amenities from a range of both local and national retailers, predominantly situated around The Grove and Brook Street.

## DESCRIPTION

The subject property is a modern, purpose-built office development comprising 4 office suites arranged across ground and first floor levels, with the two upper floor suites including mezzanines built within the roof space giving a modern contemporary feel.

The suites provide open plan office areas fitted to a high specification including raised access floors, suspended ceilings, CAT II lighting, double glazing, gas fired central heating independent to each suite, fire alarm system and feature full-height windows to the western elevation with Juliet balconies to the upper floors. The upper floor suites also provide Velux windows fitted in the roof. Additionally, each suite includes an intercom system for entry, as well as kitchen facilities complete with fridge and dishwasher.

The communal parts of the building have also been finished to a high specification including tiled flooring, a central staircase with feature lighting, lift, WC's, and shower facilities.



## CAR PARKING

Externally the property provides 13 car parking spaces within the landscaped grounds, with a further 8 spaces located immediately behind the fencing of the main car park on Lower Railway Road. The spaces are allocated as follows:-

Suite	Car spaces
2	4
3	7

## ACCOMMODATION

The suites have been measured in accordance with the RICS Code of Measuring Practice as follows: -

Suite	Floor	Size (sq. m.)	Size (sq. ft.)
2	Ground	109.0	1,172
3	First	187.4	2,017
<b>TOTAL</b>		<b>296.4</b>	<b>3,189</b>

## TERMS

The suites are available to let either individually or together, by way of a new internal repairing lease for a term of 5 or more years at the following rentals, plus a proportion of the communal Service Charge for the building:-

Suite	Rent Pax	Service Charge pax (approx.)
2	£23,500	£3,303
3	£40,000	£5,562

## RATES

We understand the suites are assessed as follows:-

Suite	Rateable Value	Approx. Rates Payable
2	£13,500	£6,629
3	£23,750	£11,970

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (32).

A copy of the EPC is available on request.

## VAT

VAT is payable on the rent and service charge.

## FURTHER INFORMATION

Via the joint agents:-



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COMMERCIAL

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### Misrepresentation Act

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