

TO LET

**PART SECOND FLOOR
1912 MILL
SUNNYBANK MILLS
FARSLEY
LEEDS
LS28 5UJ**

- ATTRACTIVE STUDIO OFFICES
- POPULAR MILL CONVERSION
- NIA OF 438.66 SQ M (4,722 SQ FT)
- ALLOCATED PARKING FOR 12 CARS
- MAY SPLIT



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Sunnybank Mills, Farsley, Leeds LS28 5UJ

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Location

The property is located in the town of Farsley, around 6 miles west of Leeds and 4 miles east of Bradford.

The A6120 Leeds Ring Road is 1 mile distant, this providing access through to the city's main arterial routes together with the motorway network, the M621 motorway being located 5 miles south-east.

Description

The property comprises modern studio offices occupying part of the second floor of an attractive converted mill within the established and popular Sunnybank Mills complex. In addition to offices, the complex also houses an art gallery, shops, café and workshops (www.sunnybankmills.co.uk).

The accommodation comprises a reception, large open plan office, private office, meeting room, kitchen and stores. There are shared toilet facilities situated off a communal hallway.

The offices are of a good modern standard with exposed brickwork, fluorescent lighting, comfort cooling, carpet floor coverings and raised access floors.

The offices benefit from 12 allocated parking spaces, in addition to which there is ample communal parking provision on site.

Accommodation

The total approximate net internal floor areas are:		
	Sq M	Sq Ft
Reception & Offices	407.61	4,388
Stores	15.88	171
Kitchen	15.17	163
Total Approximate NIA	438.66	4,722
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

Under the 2017 Rating List the property has an entry as 'Offices & premises' with a rateable value of £50,500.

EPC

The Energy Performance Assessment Rating of the property is Band C (55).



Terms

The property is available by way of an assignment of an existing lease expiring on 31 July 2021. The lease is drawn up on full repairing and insuring terms by virtue of a service charge provision.

A sub-letting of part of the accommodation may be considered on terms to be agreed.

Rent

£63,000 per annum exclusive.

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

Each party responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information and viewing arrangements, please contact the sole letting agent:

Paul Diakiw

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Aug-17



Raven House, Kingsgate, Bradford, BD1 4SJ

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