



**NOW
AVAILABLE**

- High Specification Office Accommodation
- On Site Car Parking
- Cycle/ Shower Facilities
- Space from 1,175 sq ft to 4,351 sq ft

OFFICE DEVELOPMENT

Lower Railway Road, ILKLEY

ONE THIRD PRE-LET TO HALLIDAY CLARK ARCHITECTS

LOCATION

The subject development is situated in the picturesque spa town of Ilkley known both for its Victorian architecture and surrounding countryside, in particular Ilkley Moor and the Cow and Calf. The town is approximately 18 miles from Leeds and 12 miles from Bradford with rail links provided to both cities with an approximately journey time of 30 minutes. The town centre boasts a range of amenities and is home to a specialist mix of national and local retailers predominantly surrounding The Grove and Brook Street.

The subject accommodation is located to the east of Ilkley town centre at the junction of Mayfield Road and Lower Railway Road. The development is approximately a 5 minute walk to the train station/ town centre.

DESCRIPTION

The subject property is arranged over two storeys with the upper storey incorporating a mezzanine floor within the roof void to provide a modern contemporary office space. The property is accessed via an entry door system leading into a communal area incorporating WC and shower facilities with both stair and lift access to the upper floors.

Both the ground and first floor suites benefit from a high specification of fit out to feature the following: a raised accessed floor incorporating both power and server points, feature lighting, gas central heating which is independent to each suite, walls are to be plaster and painted, with a carpet floor covering. Additionally, there is a small kitchenette facility to incorporate fridge and dishwasher facilities, again designed to a high specification.

Externally, the property is set within landscaped grounds incorporating car parking for 21 vehicles. With 7 spaces per suite demised.

ACCOMMODATION

The property has been measured on a net internal area basis to provide the following approximate measurements:

Unit	Level	Sq M	Sq Ft
1	GF	217.8	2,344
2	1 (inc mezz)	187.4	2,017
3	LET	LET	LET
Total		405.2	4,361

TERMS

The units are available under the following effective full repairing and insuring terms:

Unit 1	£47,500
Unit 2	£40,000

The landlord will consider a lease of both elements of the property and further details on the rental level for this are available upon request. Additionally, the landlord would consider splitting the ground floor accommodation with further details on rents and floor areas available.

Please, note VAT is payable on the rent.

BUSINESS RATES

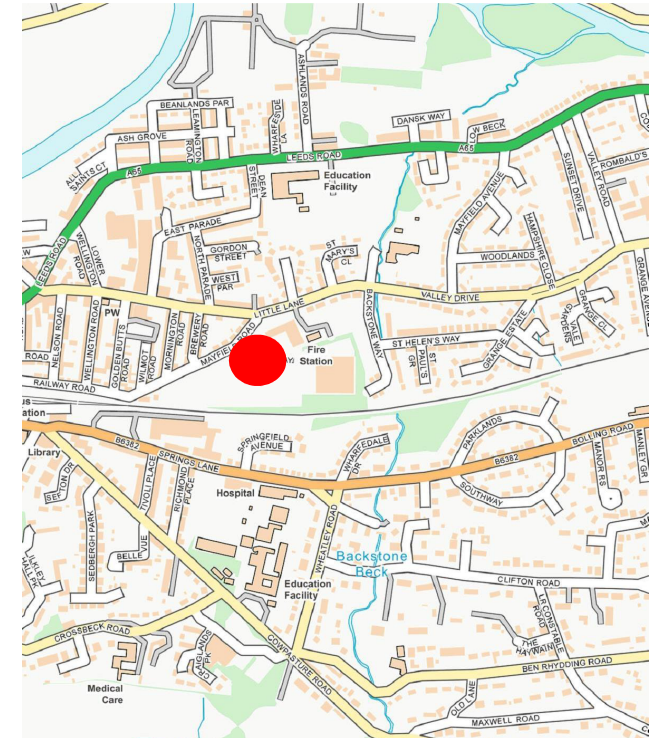
As part of the development, the property will be assessed for business rates; however, further information on estimations on these values is available upon request from the agent.

SERVICE CHARGE

A service charge will be applicable in respect of this property. An indication of the cost of this is available upon request.

LEGAL COSTS

Each party to the transaction is responsible for their own costs incurred.



VIEWING/FURTHER INFORMATION

All enquiries to the sole agents:
Dacres Commercial
Tel: 01943 885412
Reference: Matthew Brear/Mark Williams



