

TO LET

HIGH QUALITY MODERN OFFICE

with car parking

Suite 2 available – 109 sq.m (1,172 sq.ft)



Dacres
COMMERCIAL

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

b|n|t
brackenridge
hanson tate
tel. 0113 244 9020

LOCATION

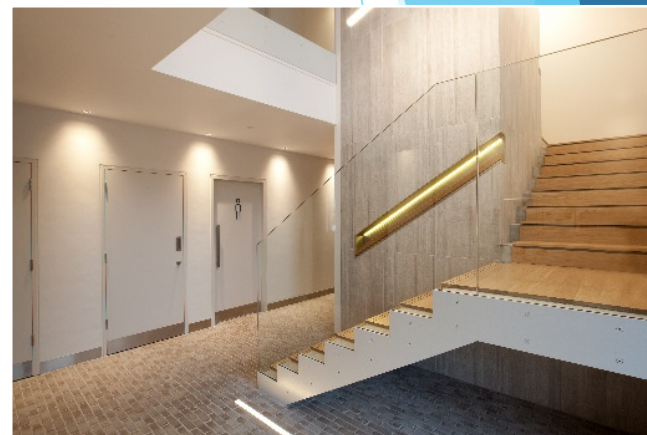
The Point is located on Lower Railway Road in the spa town of Ilkley, with access to the property being via Railway Road, ½ a mile east of the junction with Brook Street in Ilkley Town Centre. The town lies approximately 18 miles north west of Leeds, and 12 miles north of Bradford, with good road and 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.

The available ground floor suite provides an open plan office area fitted to a high specification including raised access flooring, suspended ceiling, CAT II lighting, double glazing, gas fired central heating, fire alarm system and feature full-height windows to the western elevation. 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

ACCOMMODATION

The suite has 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

TERMS

The suite is available to let by way of a new internal repairing lease for a term of 5 or more years at the following rental, plus a proportion of the communal Service Charge for the building:-

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

RATES

We understand the suite is assessed as follows: -

Suite	Rateable Value	Approx. Rates Payable
2	£13,500	£6,629

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: -



Att: Harvey Squire
Tel: 0113 244 9020
Email: harvey@bht.uk.com

Att: Robin Hanson
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Email: robin@bht.uk.com

Att: Matthew Brear
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Misrepresentation Act

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