



RENT:

£15,000 per annum

- 1st Floor Modern Office Accommodation
- Town Centre Location
- Onsite Parking
- 76.18 sqm (820 sq ft)
- Flexible Lease Terms Available

Suite 2, Wells Road Business Centre, Wells Road, Ilkley, West Yorkshire, LS29 9JB

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

The property is located within a prominent position on Wells Road, within the centre of Ilkley and as such, is a short walk to numerous amenities including cafes, restaurants, bars and a variety of shops.

Ilkley is a popular and affluent spa town situated in West Yorkshire, approximately 17 miles from Leeds city centre and benefits from strong logistical connections courtesy of the A65 and a regular train service to both Leeds and Bradford city centres.

Description

The property is accessed from the ground floor via an impressive reception area leading to a stairwell and the property located at first floor. The accommodation provides a mixture of open plan and cellular office/meeting space with recessed fluorescent strip lighting, carpet floor covering and perimeter mounted server and power points. The accommodation benefits from its own demised kitchen facility together with shared WC.

Externally the suite is demised two car parking spaces together with having access to a shared external balcony area

Accommodation

We have been informed that the available suite measures, on a net internal areas basis, a total of approximately: 76.18 sqm (820 sqft).

Terms

The property is available at a commencing rent of £15,000 per annum plus VAT. Parking available at £750 per space

Flexible lease terms available with the possibility of a monthly all-inclusive license

Service Charge

Each tenant pay towards a service charge for the maintenance and upkeep of the common and external areas of the building.

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

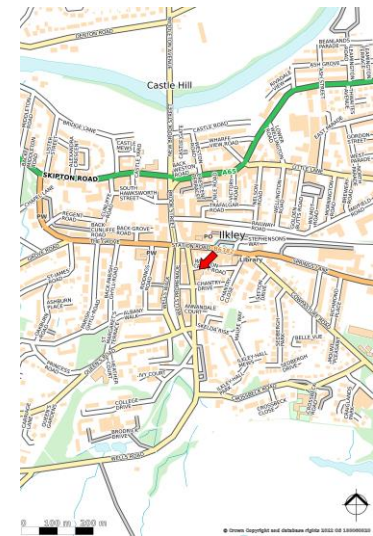
Rateable Value £8,800
Standard Non Domestic Multiplier : 50.2p

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred

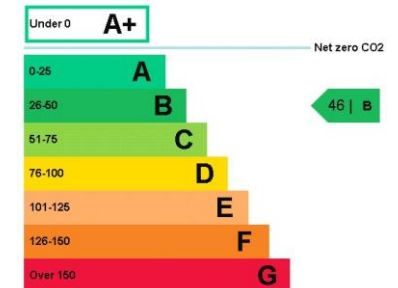
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful tenant prior to instructing solicitors.



VIEWING / FURTHER INFORMATION

Call 01943 885412
Ref: Matthew Brear/Hedley Steel



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** August 2022