



**MODERN TWO STOREY
SELF-CONTAINED OFFICE
BUILDING**

Guide Price £475,000

Description

An excellent and rare opportunity to purchase a modern two storey self contained office building on Cardale Park.

The property forms part of Cardale Court, a development of purpose built offices buildings on Cardale Park, a well renowned out of town business park.

The premises benefit from modern fixtures and decor including a self contained modern reception, dedicated male and female toilets, carpets, double glazing and is presented to the highest standard. Further benefits include gas central heating, CAT5 cabling as well as twelve dedicated car parking spaces.

The office would be ideally suited to a local business looking to own their own premises but would also offer an excellent investment opportunity.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Tenure

Freehold.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Rates

Rateable Value: £33,000

Uniform Business Rate for 2020/21: £0.480.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

Services

All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

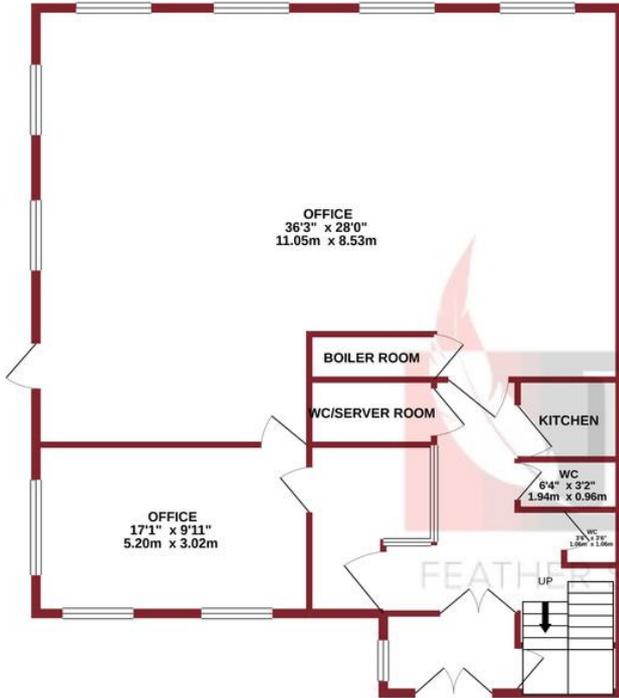
Located at the top of Harlow Hill on the Otley Road, take a left hand turn after the Pine Marten Public House.

Viewing

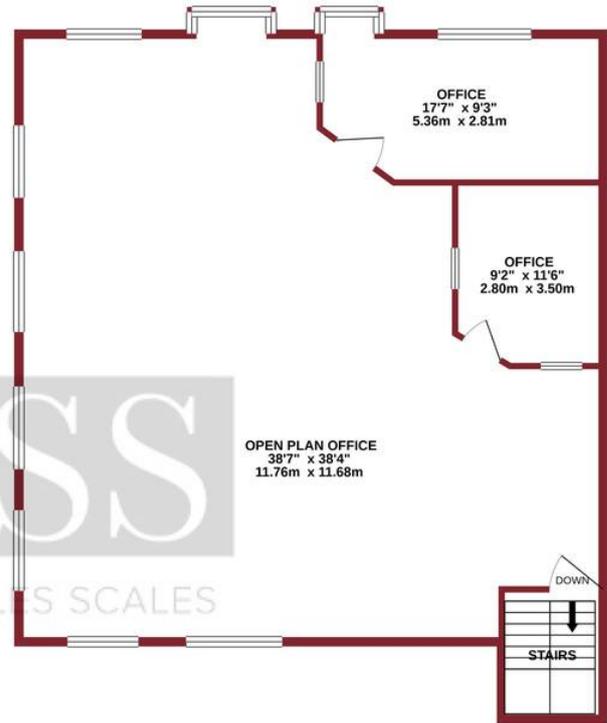
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
1447 sq.ft. (134.4 sq.m.) approx.



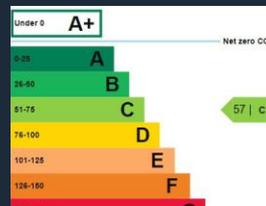
1ST FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 2868 sq.ft. (266.5 sq.m.) approx.
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