



**ALL-INCLUSIVE  
OFFICE SUITES**

**Rents (from)  
£4,500 PA**

## **Description**

An opportunity to lease offices on all-inclusive terms (including broadband) at the heart of Ilkley town centre. The offices provide a number of individual rooms, available as a whole or individually on flexible terms.

There are currently 3 offices remaining as follows.

Room 2) £4500 PA

Room 5) £5200 PA

Room 7) £5200 PA

Please refer to the floorplan for position within the building.

The suites have recently been refurbished and the property also includes a large fitted out board room facility for the use of all tenants.

## **Tenure**

Leasehold. New, flexible terms to be negotiated.

## **Rates**

Rateable Value: £11,500.

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to Bradford City Council.

## **Costs**

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

## **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.

## **Services**

All mains services are connected to the property.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

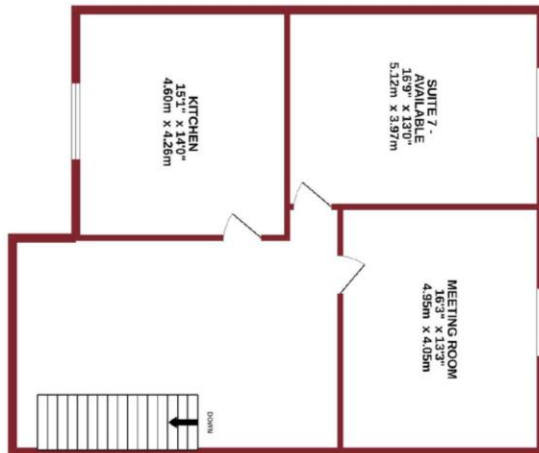
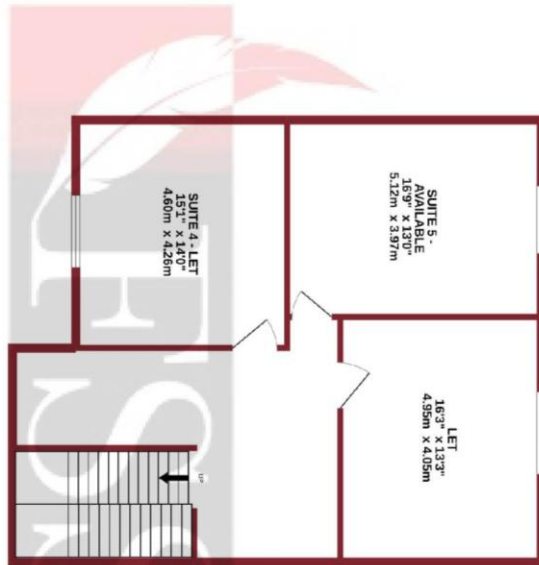
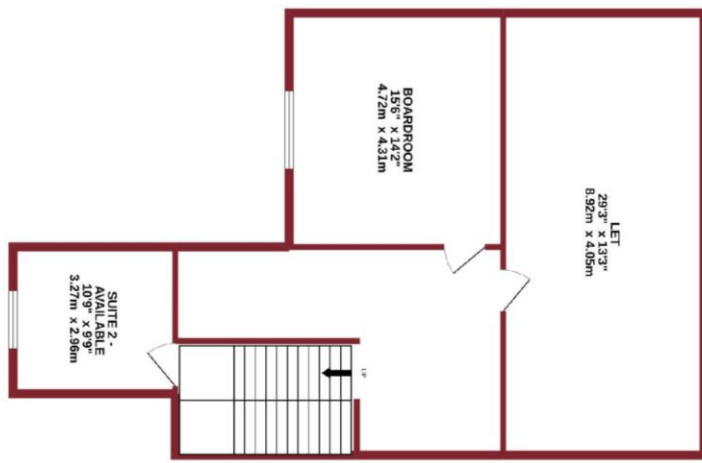
## **Directions**

Heading along the grove in a westerly direction, the offices are identified by our sign board above Clinkards shoes. (Access however is from the rear main car park).

## **Viewing**

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





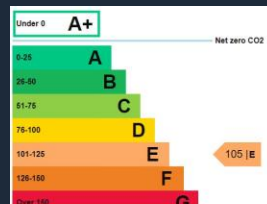
FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2931 sq.ft. (272.3 sqm.) approx.

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