



**INDUSTRIAL** OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT 7 LENCIA INDUSTRIAL ESTATE  
58, EAST PARADE  
ILKLEY, LS29 8JP**



**TO LET  
WAREHOUSE / LIGHT INDUSTRIAL  
WITH PARKING  
1,110 SQ. FT. (103 SQ. M)**

**RENT: £13,320 P.A.**

CONTACT:  
Richard Heslop – 01943 662662  
[richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)

## LOCATION

The property is situated on East Parade, a well-established commercial area on the fringe of Ilkley town centre. The immediate area is predominantly industrial and storage buildings, bordering a residential area to the south and east.

Ilkley town centre is a few minutes' walk away, and town centre amenities include retail, restaurants and offices. The town is well served with public transport links, including a mainline railway service to both Leeds and Bradford.

## DESCRIPTION

Clad in stone and profiled metal cladding, within a steel frame, the ground floor comprises an open plan workshop with separate office, light storage and amenities. There is allocated car parking spaces with the building.

The ground floor extends to 1,110 sq. ft. (103 sq. m).

## LEASE TERMS

The property is available on a new lease for a term by arrangement. Quoting rent is £13,320 p.a.

## RATEABLE VALUE

£10,250

## EPC

Awaiting updated EPC.

## LEGAL COSTS

Each party responsible for their own legal costs.

## SERVICES

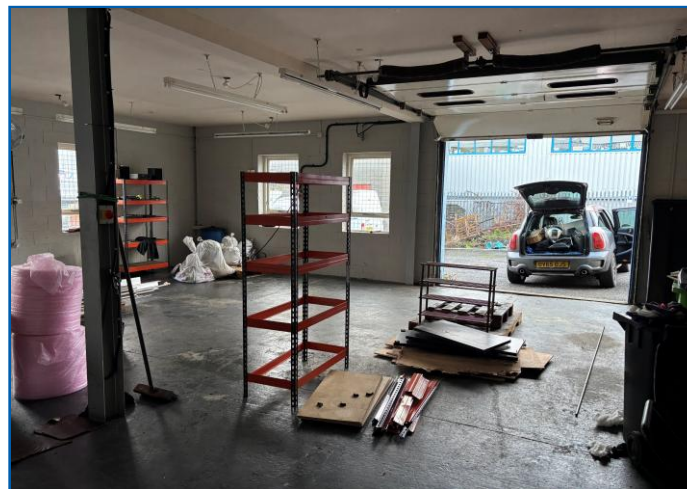
We understand mains services are installed or available.

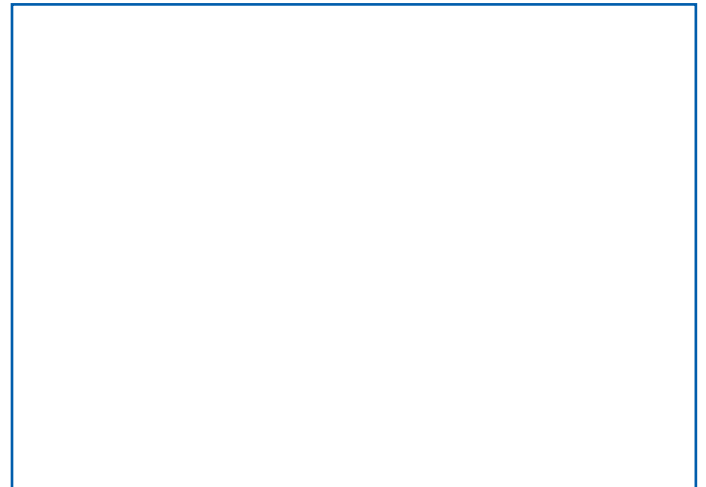
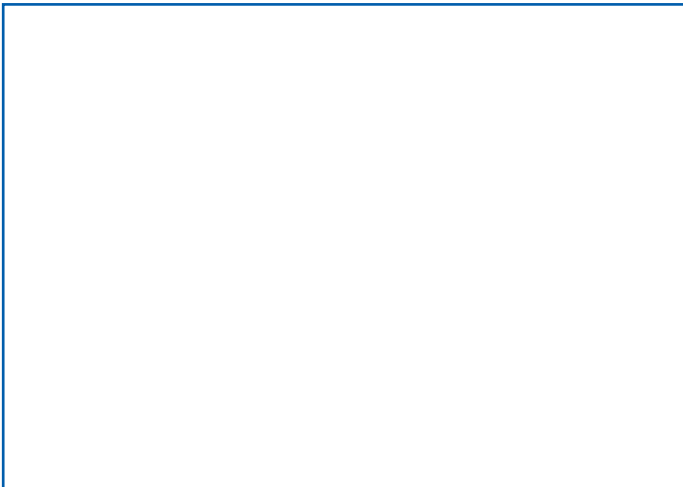
## VIEWING

Strictly by appointment only, contact:-

Richard Heslop: 01943 662662

Or email [richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)





#### MISREPRESENTATION ACT

DE Commercial for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (ii) DE Commercial cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation or other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy (iii) no employee of DE Commercial has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property (iv) prices quoted may be subject to VAT and (v) DE Commercial will not be liable in negligence or otherwise, for any loss arising from the use of those particulars. All rents/prices are quoted exclusive of VAT if applicable.

Money Laundering Regulations (introduced 26<sup>th</sup> June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.