



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

LOCATION

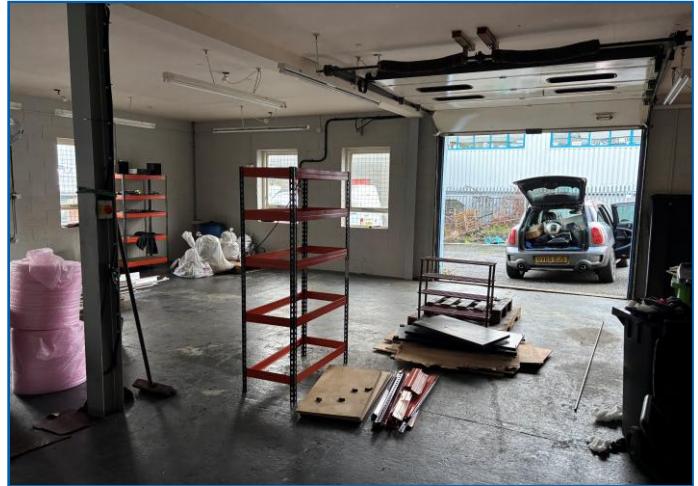
The property is situated on East Parade, a well-established commercial area on the fringe of Ilkley town centre. The immediate area is predominantly industrial and storage buildings, bordering a residential area to the south and east.

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

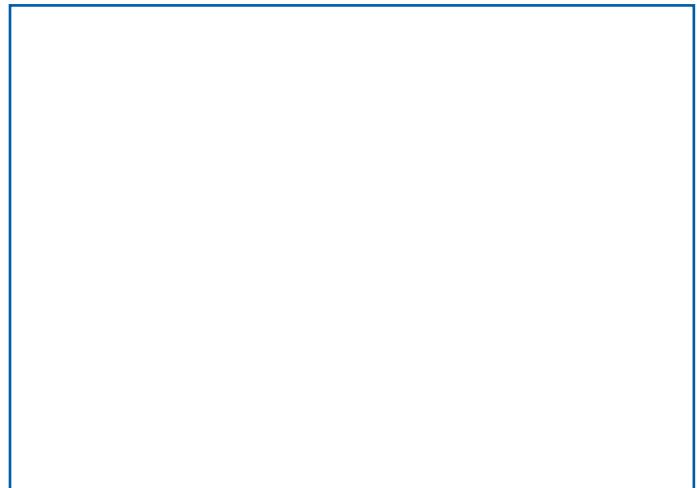
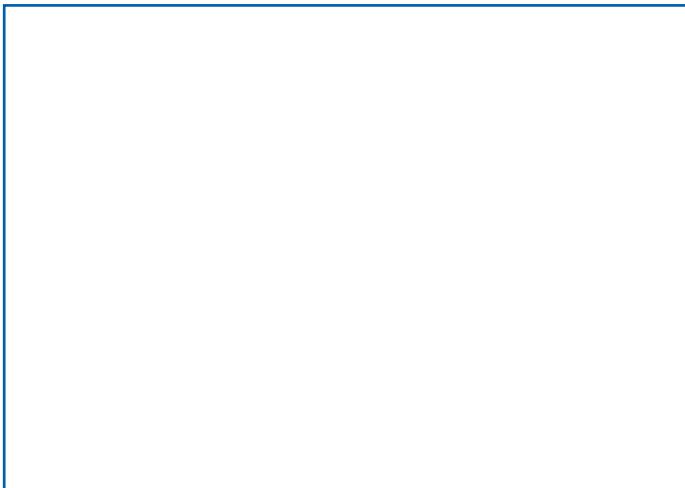
We understand mains services are installed or available.

VIEWING

Strictly by appointment only, contact:-

Richard Heslop: 01943 662662

Or email richard@de-commercial.co.uk



MISREPRESENTATION ACT

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