



**INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT**  
**RUMPLECROFT**  
**OTLEY**  
**LS21 2RE**



**TO LET**  
**MODERN STORAGE UNIT**  
**485 SQ. FT. (45 SQ. M)**

**RENT: £400 PER MONTH**  
**MAY SELL**

**CONTACT:**  
Richard Heslop – 01943 662662  
richard@de-commercial.co.uk

### **LOCATION**

The property is located off Rumpolecroft, immediately north of Otley hospital.

The unit was constructed 15 years ago (approximately) and is breeze block construction overlain with a fibre glass roof.

The property has an electricity supply.

### **ACCOMMODATION**

485 sq. ft. of storage space.

### **TERMS**

The property is available on an annual licence. The weekly rent is £100.

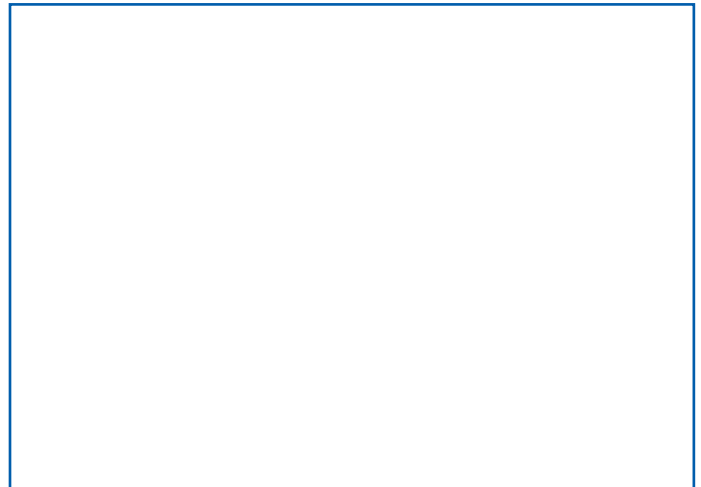
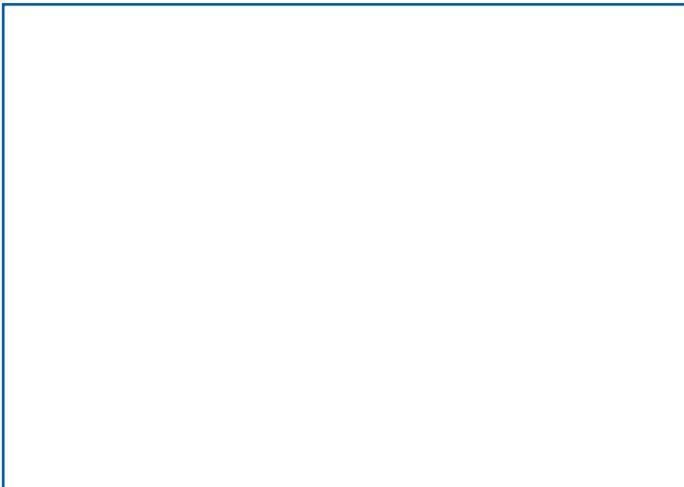
### **LEGAL COSTS**

Each party responsible for their own legal costs.

### **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.