



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**THE YARD
EAST CHEVIN ROAD
OTLEY, LS21 3BN**



**TO LET
LARGE EXTERNAL YARD
WITH WAREHOUSE AND OFFICES
CURRENTLY UNDERGOING REFURBISHMENT
YARD/STORAGE LAND: 25,250 SQ. FT. (2,347 SQ. M)
OFFICE AND WAREHOUSE: 1,507 SQ. FT. (140 SQ. M)**

QUOTING RENT: £55,000 P.A.

CONTACT:
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LOCATION

East Chevin Yard is located on the southern fringes of Otley town centre close to the junction of East Chevin Road with the A660.

DESCRIPTION

A regular shaped site extending to over 0.6 acre. It comprises a large, flat, surfaced yard, storage area and a separate 2-storey building comprising ground floor workshop / warehouse with offices and light storage on the first floor. There is also a w.c. and brew area.

The site is connected to mains services and is currently undergoing significant refurbishment.



FLOOR AREAS

FLOOR	SQ.FT	SQ.M
Yard / Storage Area	25,250	2,347
Ground Floor	1,151	107
First Floor	356	33

TERMS

The property is available on a new lease for a term to be agreed. The quoting rent is £55,000 p.a.

EPC

Awaiting updated EPC

LEGAL COSTS

Each party is responsible for their own costs.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk

