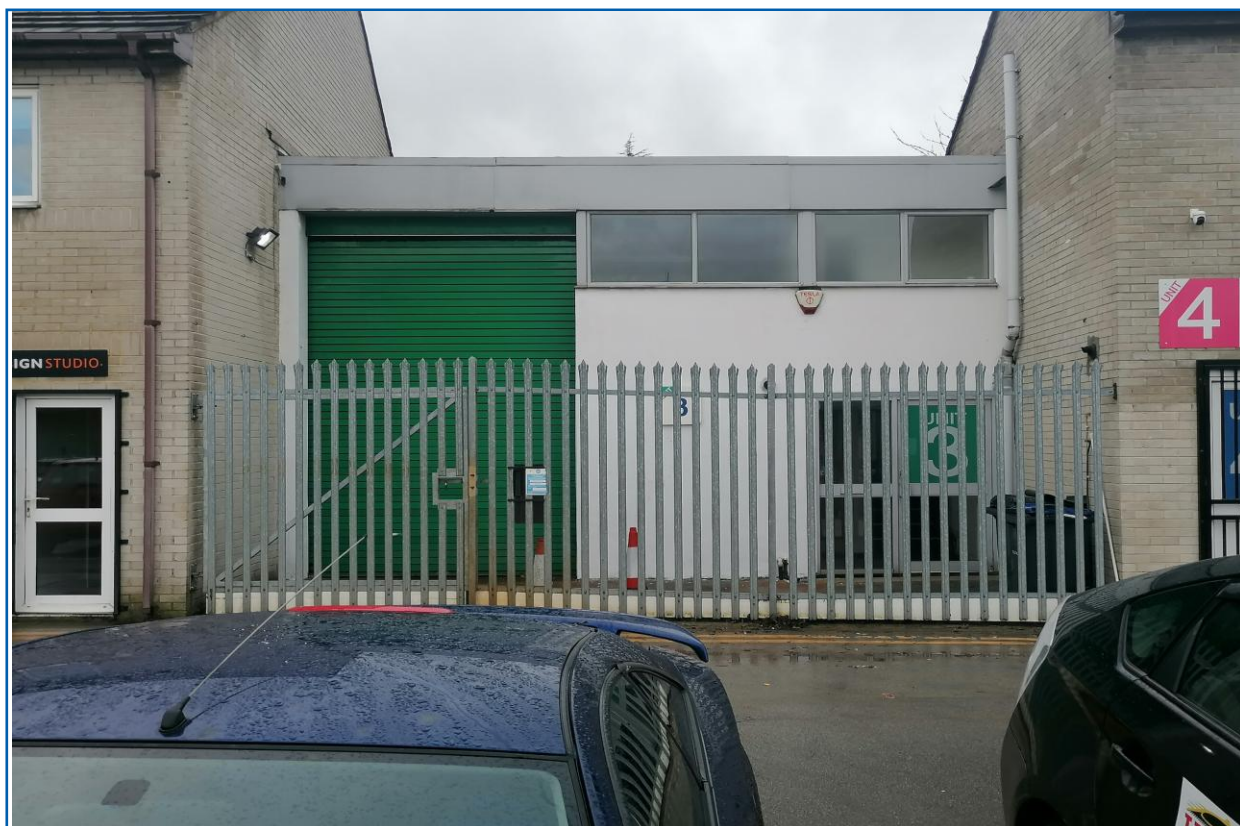




INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT 3 DRILL HALL BUSINESS CENTRE
ILKLEY LS29 8EZ**



**TO LET (MAY SELL)
MODERN HYBRID BUILDING WITH PARKING
TOWN CENTRE LOCATION
1,110 SQ. FT. (103 SQ. M)**

RENT: £14,430 P.A.

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

LOCATION

The property is situated on the western side of the Drill Hall Business Centre, a popular location comprising 17 small commercial units. Located on the edge of Ilkley town centre, the immediate area is predominantly industrial and commercial, bordering a residential area to the east.

DESCRIPTION

A modern hybrid warehouse unit comprising warehousing / storage on the ground floor with offices above.

Specification includes 3 phase electricity, alarm, gas fired central heating and an electrically operated full height roller shutter door. Externally there are two car parking spaces and a secure storage area.

Adjacent to the offices on the first floor is a small kitchen area and W.C.



ACCOMMODATION

	SQ. FT.	SQ. M
Ground Floor – Warehousing	710	66
First Floor - Offices	400	37
TOTAL	1110	103

LEASE TERMS

The property is available on a new lease for a term by arrangement. The rent is £14,430 p.a.

RATEABLE VALUE

£6,800

LEGAL COSTS

Each party responsible for their own legal costs.

EPC

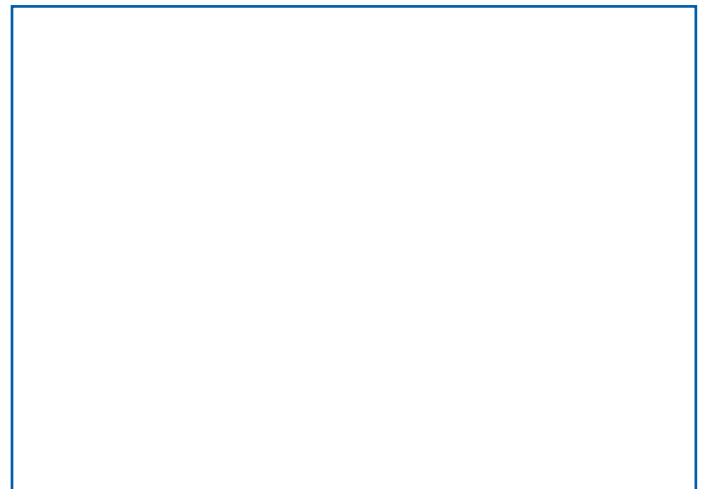
EPC expires October 2031. Energy rating D.

SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

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



MISREPRESENTATION ACT

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