



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**1ST FLOOR 21A BROOK STREET
ILKLEY
LS29 8AA**



**TO LET
FIRST FLOOR FRONT OFFICES
AVAILABLE DECEMBER 2018**

RENT: £5,000 P.A.

CONTACT:
Richard Heslop – 01943 662662
richard@daleeddison.co.uk

1st Floor 21A Brook Street LS29 8AA

LOCATION

The property is prominently located on Brook Street in the prime retail and business area of Ilkley. This market town offers an extensive range of amenities including retail, restaurants and good quality offices. The town is well served with public transport links including a main line railway service to both Leeds and Bradford.

DESCRIPTION

The property is well maintained throughout which comprises individual offices. Off the lobby area is a kitchen, shower and W.C. The office suite is located on the 1st floor just off the lobby area and overlooks Brook Street.

SPECIFICATION

- * Door entry phone system
- * Ceiling spotlights
- * Power points
- * Telephone / internet connection points
- * Double glazing
- * Gas fired central heating
- * Kitchen
- * W.C. and shower room

RENT

£5,000 per annum.

TERMS

The property is available on an new lease for a term by arrangement.

SERVICES

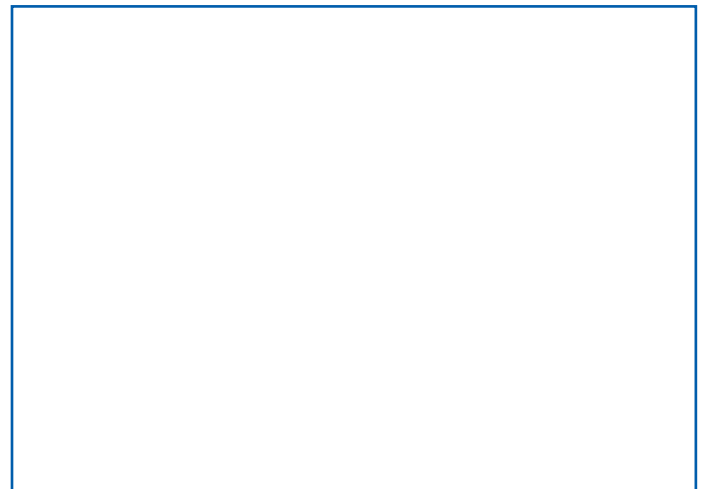
We understand that all mains services are installed or are available. We recommend that prospective tenants make their own enquiries and satisfy themselves as to the availability, suitability and capacity of such services.

ENQUIRIES

Richard Heslop - 01943 662662
Richard@daleeddison.co.uk



Awaiting EPC



MISREPRESENTATION ACT

Dale Eddison 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) Dale Eddison 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 Dale Eddison 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) Dale Eddison 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 26th 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.