



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**27 LITTLE LANE ILKLEY
LS29 8HX**



**TO LET, (MAY SELL WHOLE)
OFFICE AND WAREHOUSE ACCOMMODATION
1,875 SQ. FT. (174 SQ. M)**

RENT: £16,500 P.A.

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

27 Little Lane LS29 8HX

LOCATION

The property is situated off Little Lane in a small cul de sac comprising a number of commercial properties. The immediate area is predominantly commercial buildings bordering a residential area to the east.

Ilkley is a spa town with the centre a few minutes walk away. 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

27 Little Lane is a steel truss framed 2 storey building of brick construction under a pitched roof of corrugated cladding.

The ground floor offers a mix of office, storage and warehouse accommodation. It is self-contained with its own car parking.



Awaiting EPC

ACCOMMODATION

	Sq. Ft.	Sq. M
GROUND FLOOR		
Offices	1175	109
Warehouse	700	65
TOTAL	1875	174

LEASE TERMS

The property is available on a new lease for a term by arrangement. Quoting rent is £16,500 p.a.

FREEHOLD

The freehold of the whole building, subject to a lease on the first floor offices, may be available. Further details on request.

RATEABLE VALUE

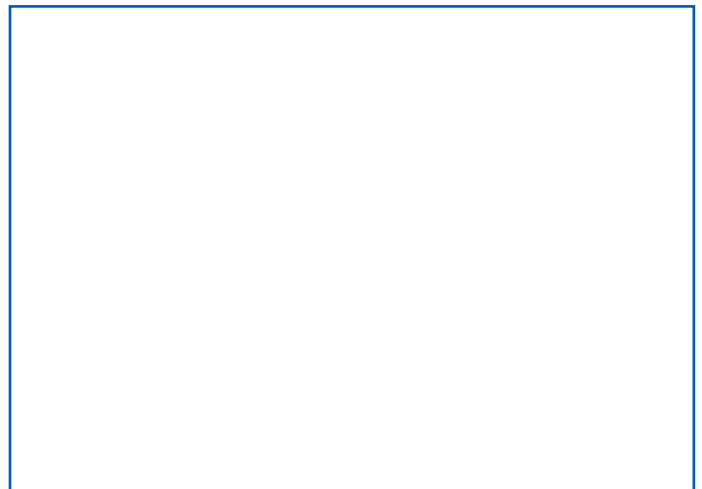
The rateable value is £9,700 (source: Valuation Office Agency).

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@daleeddison.co.uk



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