



TO LET (MAY SELL)

SUITE 1, THE POINT, LOWER RAILWAY ROAD,
ILKLEY, LS29 8FL

106.1 sq m (1,142 sq ft)

£20,000 per annum


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

A high quality purpose built office development constructed in 2018 benefitting from suspended ceilings with CAT II lighting, gas fired central heating, double glazing and raised floors with power and networking points. The suite has previously been used as an office but also offers potential for financial and professional services, medical or health services, research and development or internet sales. EPC Rating - B.

LOCATION

The property is located on Lower Railway Road only a half mile from Ilkley town centre, which provides a range of excellent amenities including shops, supermarkets, restaurants and bars as well as a train station which provides a regular service to both Leeds and Bradford.

DESCRIPTION

Constructed in 2018, The Point comprises a high quality purpose built office development split into four self contained office suites. The offices benefit from suspended ceilings with CAT II lighting, gas fired central heating, double glazing and raised floors with power and networking points. The suite includes a small kitchen area with integrated fridge and dishwasher, as well as an intercom system to the main entrance door.

The communal areas are finished to a high specification including tiled flooring, lift, shower facilities and male and female WCs.

The suite has previously been used as an office but also offers potential for financial and professional services, medical or health services, research and development or internet sales.

ACCOMMODATION

Ground floor open plan office incl kitchen 90.1 sqm (978 sqft)
Meeting Room 16.0 sqm (172 sqft)
Total 106.1 sqm (1,142 sqft)

Shared male and female toilets
Shared shower room

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The suite is available by way of a new lease on effectively FRI terms at a rent of £20,000 per annum. Tenants will be required to pay a fair proportion of the service charge cost and also building insurance.

Alternatively the owner of the property will consider selling the suite - price on application.

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

BUSINESS RATES

The property has a rateable value (2023 List) of £13,000 (information taken from www.tax.service.gov.uk). Interested parties are advised to make their own enquiries with Bradford Council.

ENERGY PERFORMANCE

The Point has an energy rating of B (32). A full copy of the energy performance certificate is available upon request.

VAT

The rent, service charge and building insurance will be subject to VAT. All figures have been quoted exclusive of VAT

LEGAL COSTS

The ingoing tenant will be required to contribute towards our clients legal costs, limited to £750 plus VAT.

SERVICE CHARGE

The new tenant will be required to pay a fair proportion towards buildings insurance and also service charge as a contribution towards the running and maintenance of the common areas. Further details are available upon request.



CAR PARKING

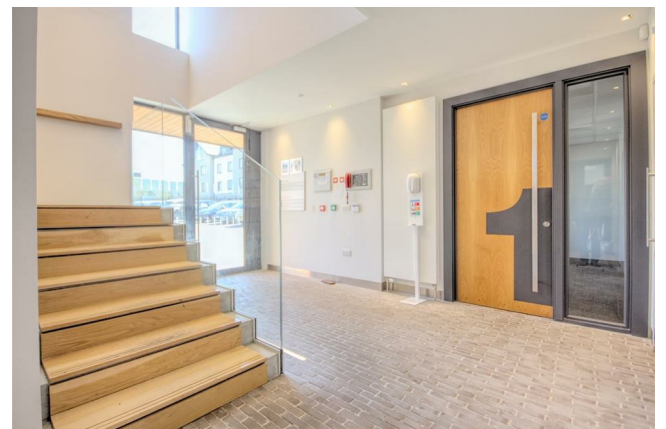
Adjacent to the property is a car parking area. Three car parking spaces are allocated to suite 1.

SERVICES

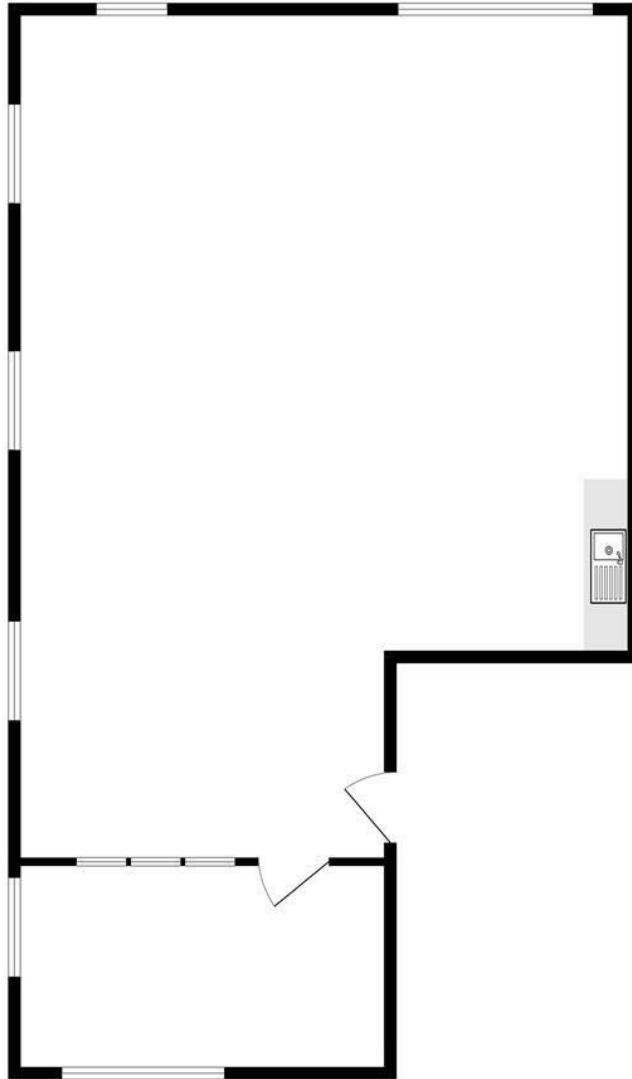
We have not been able to test the equipment, services or installations in the property (including heating and water systems) and recommend that prospective tenants arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.