



**LITTLE
MOORLAND
MILL**

TO LET

Uniquely Designed,
Fully Furnished Office

**2,250 SQ FT
(209.04 SQ M)**

Little Moorland Mill
Moorland Road
Drighlington
Bradford
BD11 1JY

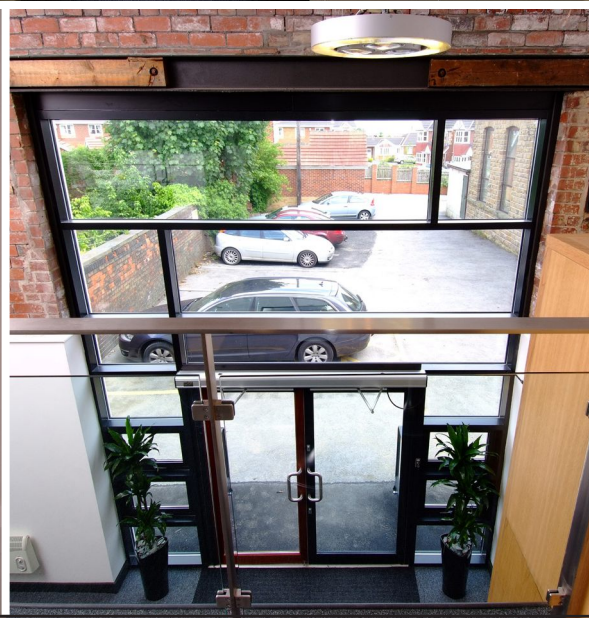
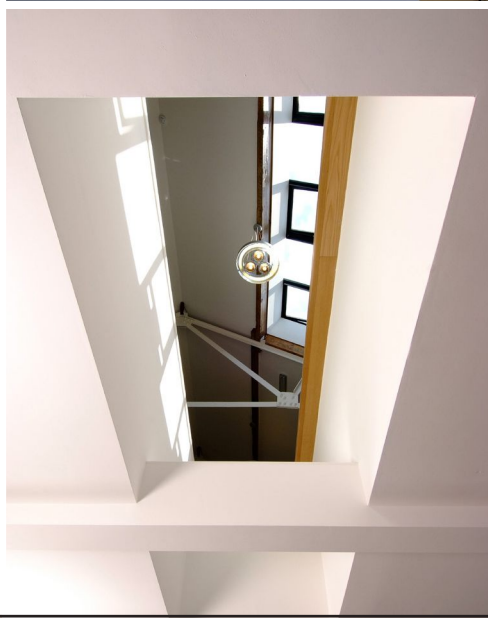


“A HIDDEN GEM”

The property comprises a detached, single-storey redeveloped former boiler house, now providing high quality, unique office accommodation. Internally, the property provides a mixture of cellular ground floor spaces with a reception, boardroom, breakout area, high quality kitchen and W/C staff facilities. The property features an open plan mezzanine work space, which also provides access to the reception and staff amenity areas. The property benefits from the following specification :-

- 8 car parking spaces
- Perimeter trunking
- Fully fitted high quality kitchen with fitted appliances
- Reception area
- Double glazed aluminium framed windows
- Electric wall mounted heaters
- Secure door entry system and alarm
- WCs
- Electrically operated roof lights





INTERIOR

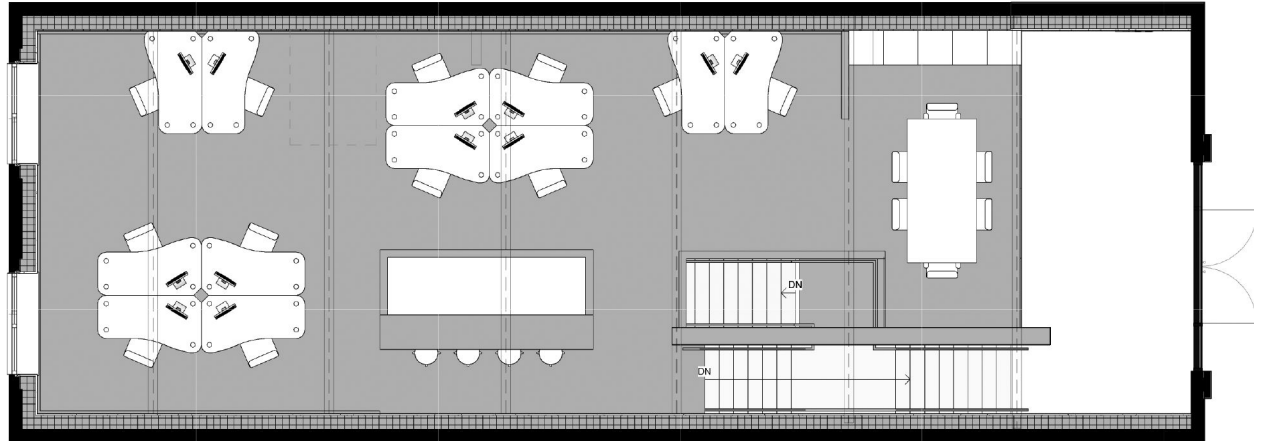


INTERIOR

Mezzanine*

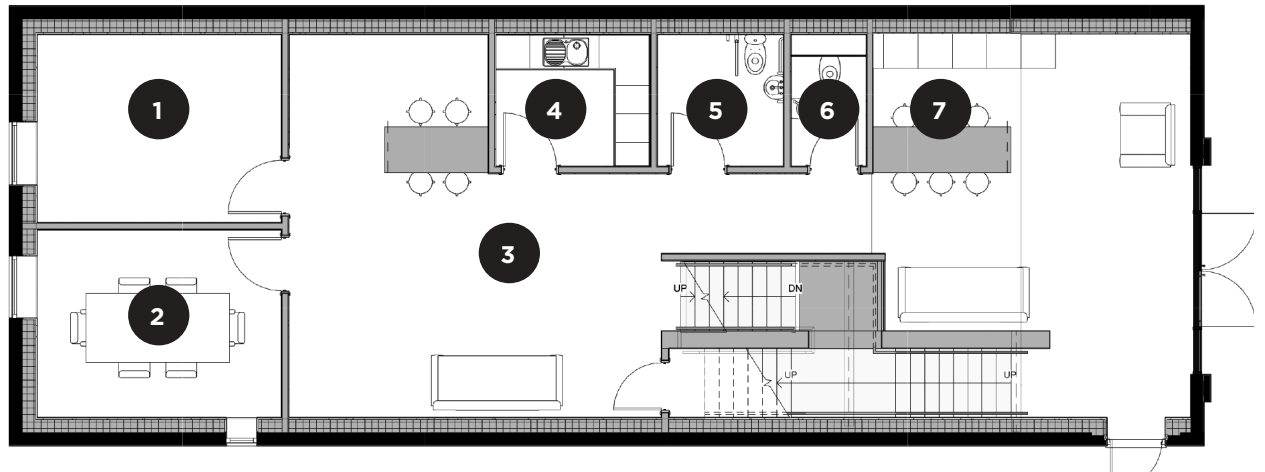
*Indicative layout

	SQ FT	SQ M
Ground Floor	1,165	108.25
Mezzanine	1,085	100.79
Total	2,250	209.04



Ground Floor

- Ground Floor
- 1 Office
 - 2 Meeting Room
 - 3 Breakout/Circulation
 - 4 Kitchen
 - 5 Accessible WC
 - 6 WC
 - 7 Reception



Little Moorland Mill is located on Moorland Road, Drighlington approximately 6 miles from both Leeds and Bradford city centres. The property has easy access to the M621/M62 intersection and the wider motorway network.

Little Moorland Mill is well located near Station Road and Whitehall Road East providing frequent bus services into Leeds, Wakefield and Bradford.

Fantastic amenity can be found at Birstall Shopping Park, approximately 2.5 miles from the subject property.

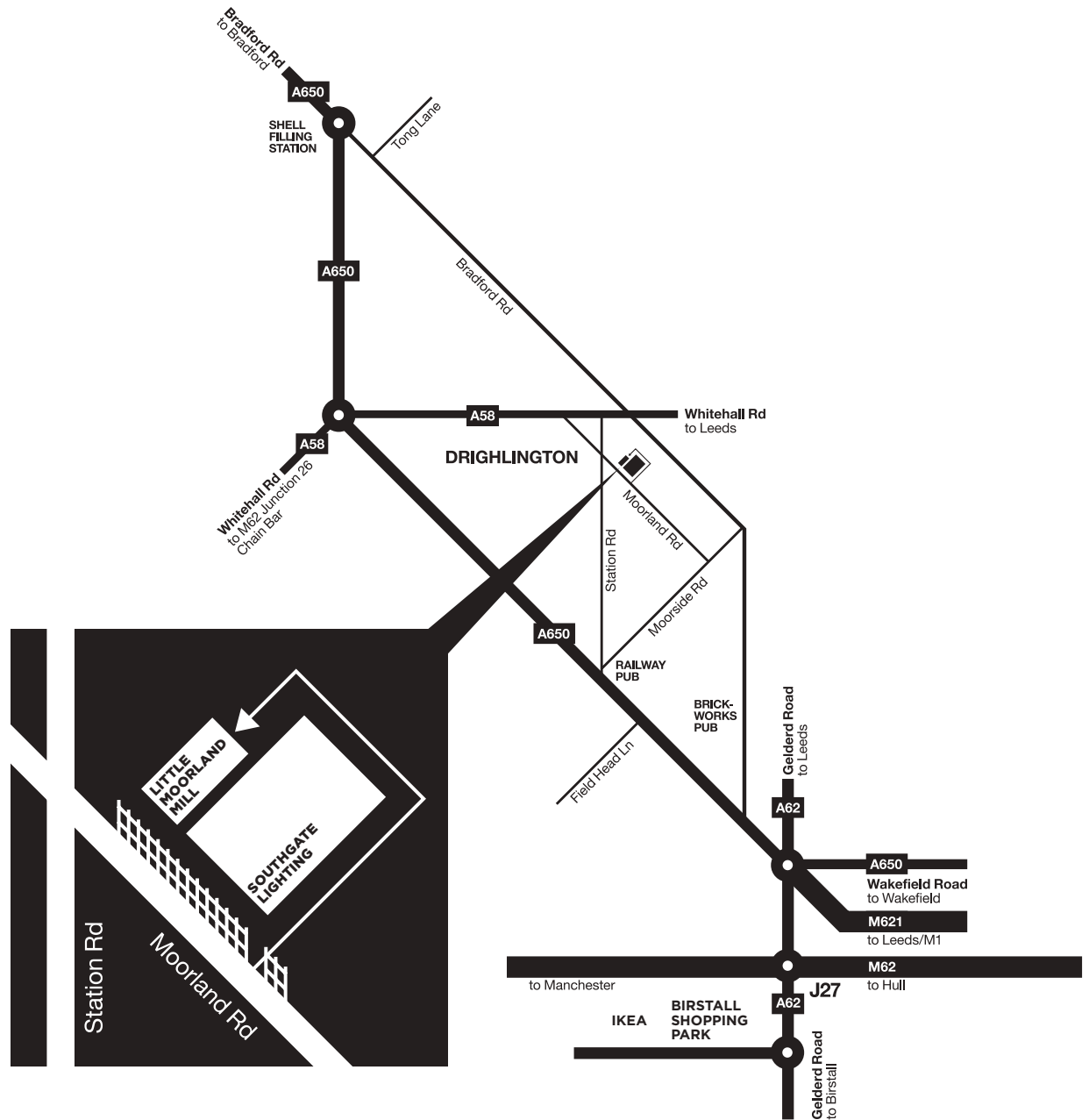
M&S
SIMPLY FOOD



COSTA



Nando's *Tim Hortons*



LOCATION

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES: The current rateable value for the property is £14,500.00.

TERMS: The property is available to Let on a new lease on a term of years to be agreed. It is a fully fitted 'Plug and Play' option. Full terms are available on request.

EPC: The property has an EPC rating of D (85). The full certificate is available upon request.

VIEWING: Strictly by prior appointment with the sole agent.



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