



International
Development
Centre

THE PERFECT PLACE TO GROW AND SUCCEED

Flexible Workspace & Studios

High quality flexible work spaces.
Available from 180 sq ft – 8,126 sq ft.

Valley Drive, Ilkley, LS29 8AL
idcilkley.co.uk



NEW STUDIO SPACE

A relaxed and peaceful setting

IDC is currently undergoing an exciting refurbishment, the new design will deliver a range of flexible modern workspaces, including private offices, co-working spaces, breakout and meeting rooms.

The studios will offer the perfect solution to allow speedy business set-up, all within a relaxed and peaceful town setting, away from the hustle and bustle of the City.



OVERVIEW

- High quality office suites
- Onsite parking
- Onsite tenant amenities
- Set in landscaped grounds
- Sizes ranging from 180 sq ft – 8,126 sq ft
- All inclusive rents
- Flexible lease terms

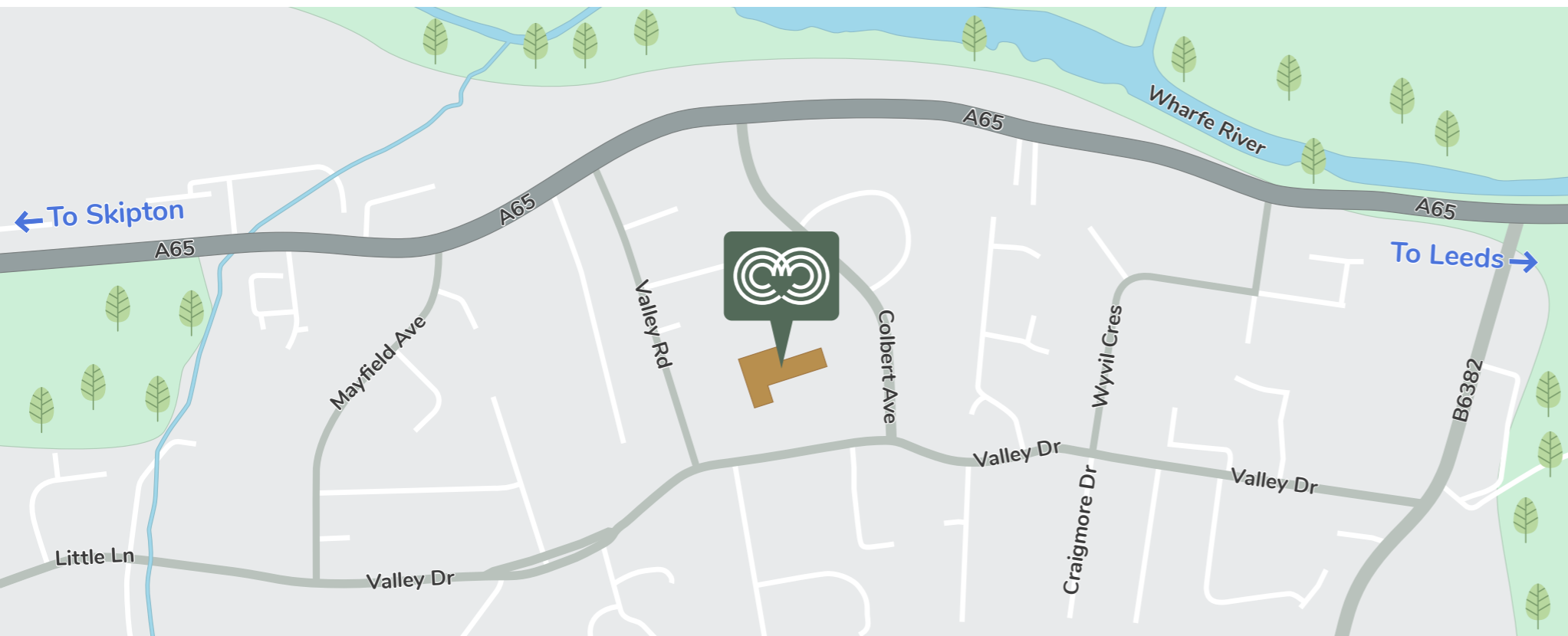


EFFORTLESS CONNECTIONS

A perfect place for growth & success

Located just off Valley Drive, which connects Ilkley and Ben Rhydding, IDC is minutes from the Wharfedale train line, providing regular services to Bradford and Leeds City centres, within 30 minutes. Valley Drive is also accessed from the main A65 and is only 16 miles from Leeds City centre.

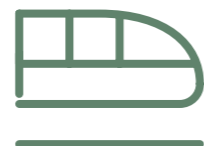
Ilkley's thriving community is also right on your doorstep! with great local bars, restaurants and boutique shopping.



2 minutes to nearest bus stop



16 miles to Leeds City Centre



30 minutes to Bradford & Leeds



18 minutes to Leeds Bradford Airport

SUSTAINABILITY

Making a positive impact

At IDC, we are committed to making our choices responsible. We are reducing the use of raw materials and embodied carbon by focusing on refurbishing and celebrating the uniqueness of the building instead of constructing new.

We aim to increase efficiency and reduce consumption by upgrading old equipment.



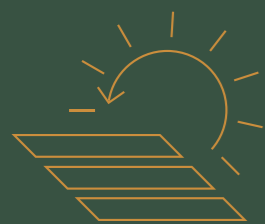
EPC B

We are dedicated to optimising energy efficiency, reducing carbon emissions, and ensuring a greener future. By achieving an EPC B rating, IDC provides a more eco-friendly and cost-effective space for its tenants.



LED Lighting Throughout

At IDC, LED lighting adorns every corner from offices to communal spaces. Not only does LED lighting offer a warm and inviting ambiance, but it also significantly reduces energy consumption and minimises environmental impact.



Solar Panel Heating

We harness the power of the sun to provide efficient and eco-friendly solutions. By investing in this technology, IDC not only reduces its reliance on traditional energy sources but also contributes to a lower carbon footprint.



COMING SOON

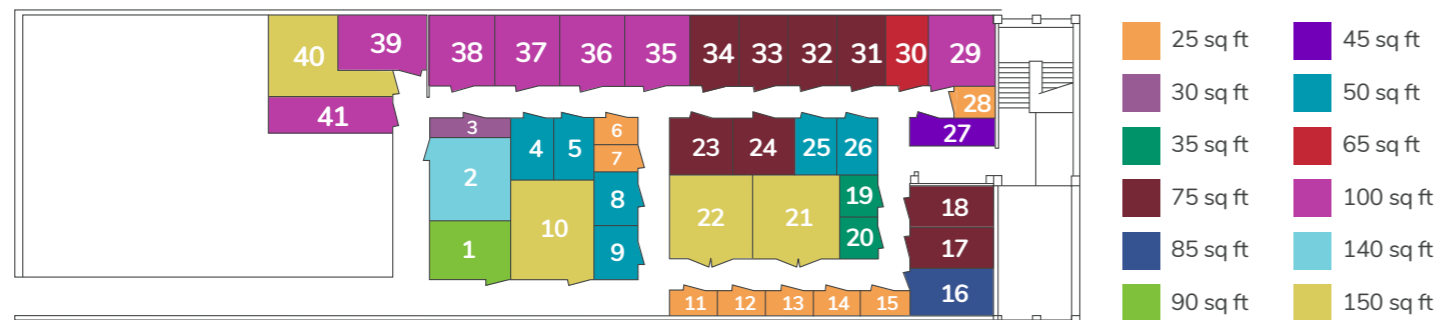
New self-store rooms

Unveiling our newest feature at IDC – the Self-Store Rooms. Enjoy the ease of individual storage spaces, secured with controlled access and accessible via a dedicated lift. Your belongings are in safe hands with our round-the-clock security.

Whether short or long-term, our flexible rentals adapt to your needs, providing a hassle-free storage solution. Elevate your storage experience at IDC, where convenience meets security.

- Individual storage rooms
- Secure site with controlled access hours
- Lift to storage level
- Short and long term rentals

East Wing Basement Layout Plan



West Wing Basement Layout Plan



Want to know more? Email us on enquiries@idcselfstore.com





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