



Sanderson
Weatherall

TO LET
6,825 SQ FT

INDUSTRIAL/TRADE UNIT

Unit C2, Otley Mills, ,Ikley Road, Otley, LS21 1QS



Accommodation

Description	Sq M	Sq Ft
Unit C2 Warehouse	634.06	6,825

Tenure

The premises are available on new fully repairing and insuring terms on a leasehold basis for a term to be agreed.

Business Rates

Rateable Value: £36,750

Description: Workshop and Premises

Energy Performance

To be confirmed.

Rent

£52,500 per annum.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.



Location

The subject estate is situated on the north side of Ilkley Road fronting the A660, the main route linking Leeds, Ilkley and Otley.

The site is highly visible to passing traffic and allows excellent transport links to the surrounding area with the A660 linking Ilkley, Bramhope, Menston and Leeds.

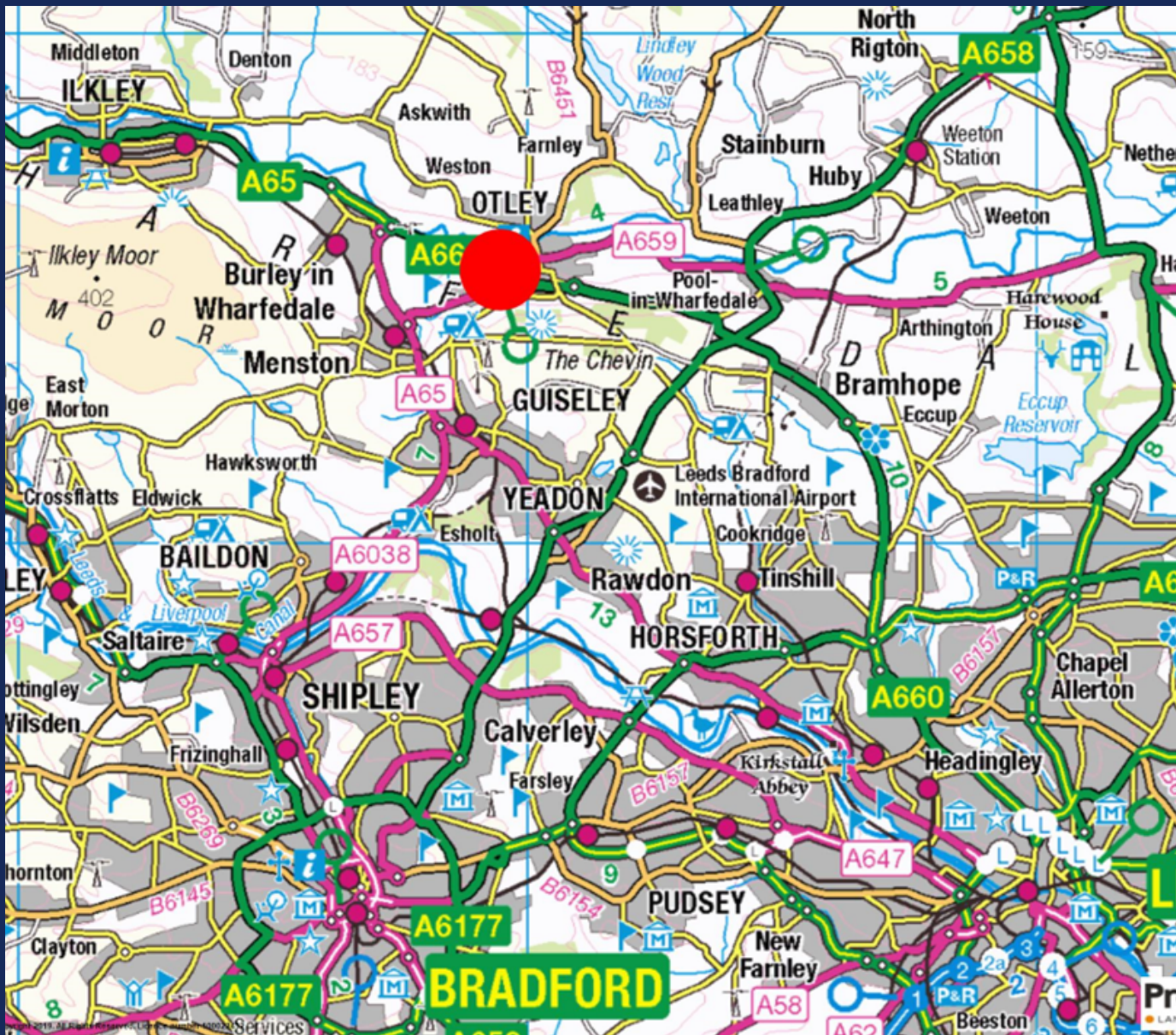
Otley town centre is approximately half a mile to the north east and provides a range of local amenities

Description

Otley Mills comprises a former mill which has been converted to provide a number of high quality industrial units / trade counters and warehouse spaces with a large service yard area and on-site parking.

Unit C2 is available as a blank canvas allowing an incoming tenant to fit out the unit as they wish.

The unit benefits from demarcated yard space immediately to the front, the wider side has electric sliding gates which are closed out of hours for extra security. Additional external storage space is available by separate negotiation.



Contact

For further information or to arrange a viewing please contact the sole agents:

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