



## Sunny Bank Mills, 2 Sandsgate

83-85 Town Street, Farsley, Leeds, LS28 5UJ

**Excellent ground floor office  
within the Sunny Bank Mills  
development**

**1,012 sq ft**  
(94.02 sq m)

- Characterful ground floor office
- High quality refurbishment
- Ground floor access
- Complementary users on site
- On-site parking provisions
- High speed internet connectivity

# Sunny Bank Mills, 2 Sandsgate, 83-85 Town Street, Farsley, Leeds, LS28 5UJ

## Summary

<b>Available Size</b>	1,012 sq ft
<b>Rent</b>	£16,000.00 per annum
<b>Rateable Value</b>	£6,800
<b>Service Charge</b>	£3.71 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,012	94.02	Available
<b>Total</b>	<b>1,012</b>	<b>94.02</b>	

## Description

Sunny Bank Mills dates back to 1879 and comprises a range of mill buildings which have been significantly refurbished to provide modern contemporary office, retail and workshop accommodation.

The ground floor office comprises the following;

- Raised access floor
- LED lighting
- Ground floor office
- Excellent dual aspect
- Traditional features
- Separate entrance
- Suitable for a variety of office or retail uses

## Location

Sunny Bank Mills is located in the centre of Farsley approximately 6 miles from Leeds city centre and 5 miles from Bradford city centre.

Farsley is served by regular bus services to surrounding town and cities and is located 1 mile from New Pudsey Railway Station.

Sunny Bank Mill is home to a variety of commercial tenants and provides a range of amenities from The Mill Kitchen, Grumpy's and a hair and beauty salon.

## Terms

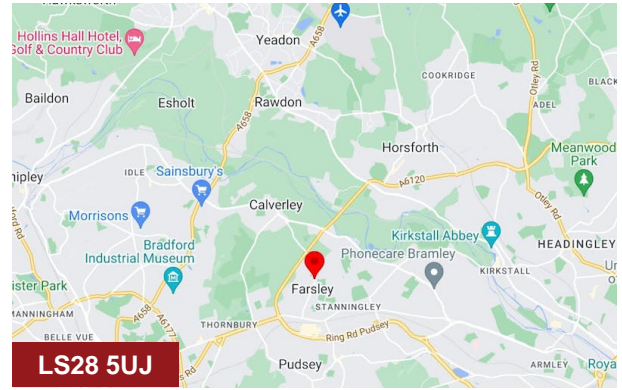
The office is available by way of a new FRI lease on terms to be agreed.

## Viewings

Via the sole agent's Dove Haigh Phillips.

## Business Rates

Suite 2 has a rateable value of £6,800.



## Viewing & Further Information

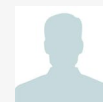


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