



## Suite 3

Pool Business Park, Pool Road, Leeds, LS21 1FD

**Ground floor, characterful  
office to let with views across  
the River Wharfe**

**1,675 sq ft**  
(155.61 sq m)

- High quality accomodation
- Onsite car parking
- River views
- Characterful space

# Suite 3, Pool Business Park, Pool Road, Leeds, LS21 1FD

## Summary

Available Size	1,675 sq ft
Rent	Rent on application
Rateable Value	£14,750
EPC Rating	C

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 3	1,675	155.61	Available
<b>Total</b>	<b>1,675</b>	<b>155.61</b>	

## Description

The development comprises a characterful former paper mill which has undergone a significant refurbishment programme to create a new business environment. Located on a key arterial route between Harrogate and Leeds overlooking the River Wharfe. The business park provides a mixture of accommodation including office, hybrid studio/ business space and warehouse. Unit 3 is access via an attractive and secure communal entrance with an electronic door entry system. There are communal male, female and disabled WCs. The office benefits from the following specification;

- Carpeted floors
- Kitchenette
- LED lighting
- Perimeter services
- River views
- Glass partitioned office / meeting room

## Location

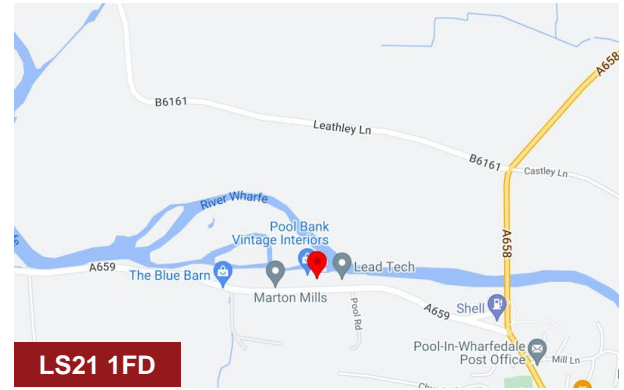
Pool Business Park is situated approximately 2.5 miles east of Otley, 8 miles south of Harrogate and 10 miles north of Leeds City Centre on the A659 Pool Road.

## Terms

The property is available on a new internal repairing and insuring lease on terms to be agreed.

## Legal Costs

Each party is responsible for their own legal costs.



## Viewing & Further Information

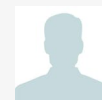


**Sarah-Jayne Lishman**

0113 457 5551 | 07725 365 997

sarah-

jayne.lishman@dhpproperty.co.uk



**Xavier Paraskeva**

0113 245 0550 | 07442 428922

xavier.paraskeva@dhpproperty.co.uk