

Dacres

COMMERCIAL

RETAIL | OFFICES | INDUSTRIAL | LAND | HEALTHCARE | INVESTMENT



TO LET

International Development Centre, Ilkley, LS29 8AL

High quality Offices 301 sq ft to 3,118 sq ft

Set in attractive grounds

Well known prominent property

On site car parking

Tel. 01943 885412

1-5 The Grove, Ilkley, LS29 9HS Fax. 01943 816086 Email. ilkleycomm@dacres.co.uk

www.dacres.co.uk

Location

Located in a readily accessible position on Valley Drive connecting Ilkley to Ben Rhydding, both Ilkley and Ben Rhydding are situated on the Wharfedale Line which provides a train service to Leeds City Centre within an approximate journey time of 30 minutes.

Valley Road provides access to the A65 which in turn merges with the A660 at Otley providing a direct route into Leeds city centre. The property offers an ideal opportunity to obtain high class office accommodation in an attractive setting without the daily grind of travelling into Leeds city centre, readily accessible to bus and train services and Ilkley town centre being a short drive away.

Description

There is a choice of office suites available in the east wing of the International Development Centre located on the first floor and accessed by a central staircase and lift facility. The suites offer good quality office accommodation recently refurbished to a high standard, the suites to the front of the property enjoying their own air conditioning system, Cat5 data points are housed within perimeter trunking.

The suites to the rear flank of the building have the benefit of an air recirculation system, perimeter trunking including Cat5 data points.

Each suite has the use of a shared kitchen, toilet and other facilities.

Externally, there is significant on site car parking space available which will be apportioned on approximately one space per 300 sq ft of accommodation.

Terms

The accommodation is available by way of a new lease with rents from £11 per sq ft, together with a service charge of approximately £3 per sq ft to cover service provision.

Service Charge

The service charge covers among other items – heating and lighting, cleaning and maintenance of the communal area and toilets.

Services, IT and data points have not been tested, interested parties should check the availability of services match their own requirements.

Accommodation

The subject accommodation has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) on a net internal area basis with the following approximate areas.

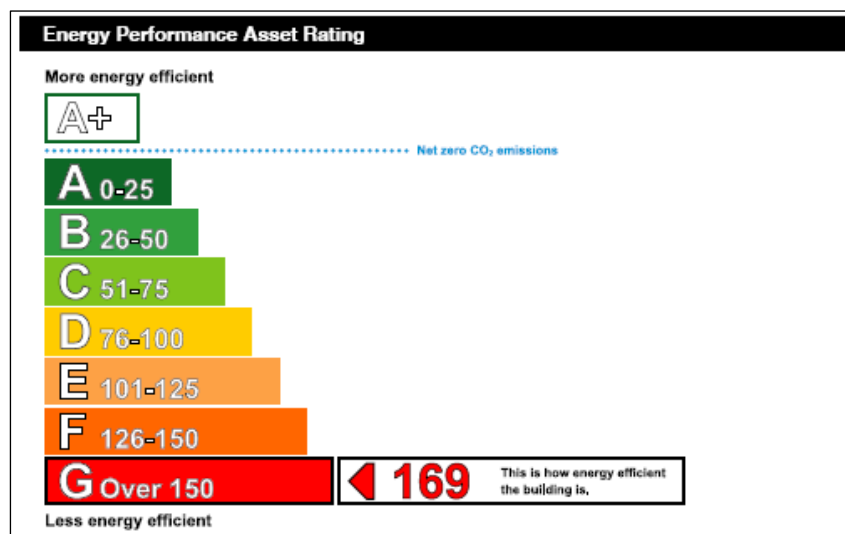
	Sq M	Sq Ft
Front		
Suite 1	28.23	304
Suite 2	28.23	304
Suite 3	28.23	304
Suite 4	28.00	301
Rear		
Suite 5	76.00	818
Suite 6	101.00	1,087
Total Approx	289.69	3,118

Rates

The suites are yet to be assessed and will be assessed by the Rating Authority dependent upon the amount of accommodation taken.

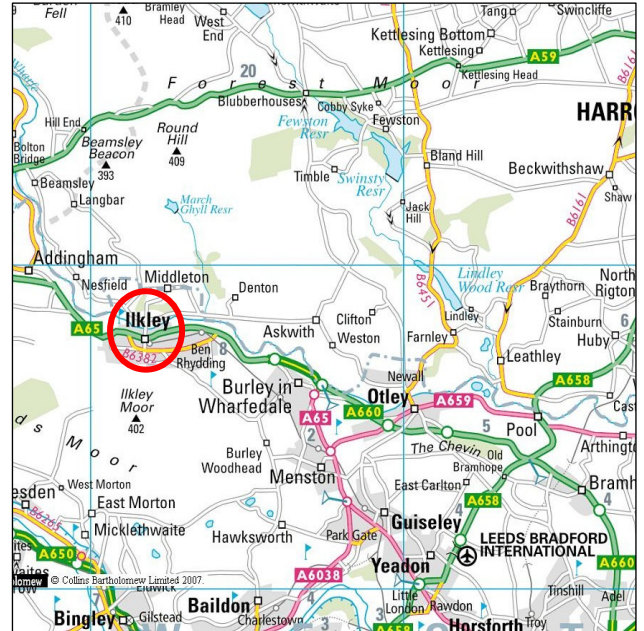
Viewing/Further Information

All enquiries to the sole agents:
Dacres Commercial, Ilkley
Tel: 01943 885412
Reference: Matthew Brear / Jeff Crabtree



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