

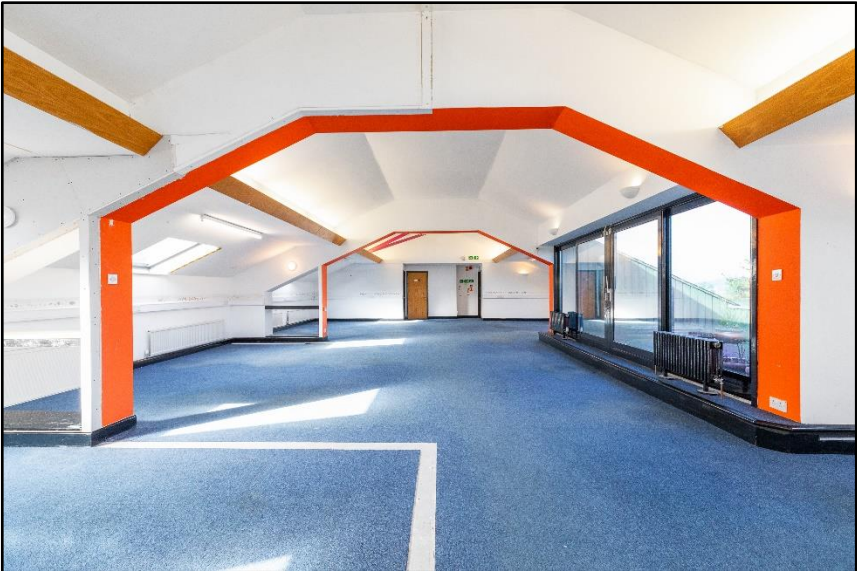


Office Suite To Let

- High quality second floor office suite To Let
- On site parking
- Great Central Ilkley Location
- Private roof terrace
- Budget available for decoration and carpets to the tenant's specification.
- Rent: £25,000pa

Second Floor, Marsel House, Stephenson's Way, Ilkley, LS29 8DD

Carlton Tower, St Pauls st, Leeds, LS1 2QB
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk



Location

Ilkley is a popular spa town featuring an array of both local and national retailers. The town enjoys excellent commuter links with the regions business centres with direct rail services into both Leeds and Bradford.

The property is located centrally adjacent to the train station car park and enjoys an additional frontage onto Springs Lane.

Description

The accommodation comprises the whole second floor of Marsel house. The open plan office space has a modern kitchen, meeting room and private roof terrace with expansive views.

There is a budget available for decoration and new carpets to the tenant's specification and colours.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate Net internal areas:-

	Sqm	Sqft
Second Floor Suite	232	2,263
Parking	8	Spaces

Terms

The suite is available for let for a term to be agreed at an initial rent of £25,000pa. Incentives may be available

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred

Business Rates

To be assessed. The suite has previously been assessed at £19,250 but has since been removed from the rating list.

Anti-Money Laundering Regulations

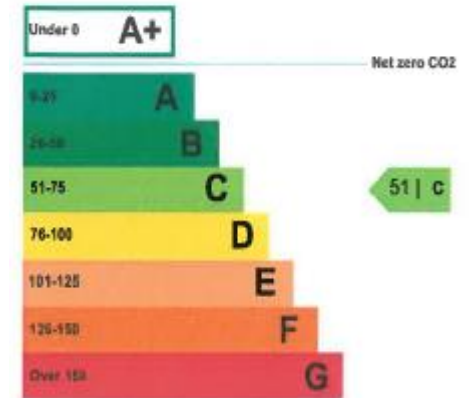
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant prior to instructing solicitors.

Viewing/ Further Information

VIEWING / FURTHER INFORMATION

Call 01943 8854120 / 07522676995

Ref: Hedley Steel / hks@dacres.co.uk



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** October 2024