



To Let - A range of flexible office suites

Holly Park Mills, Woodhall Road, Calverley LS28 5QS

Features

- Holly Park Mills the ideal location for small, medium or larger businesses
- Countryside mill space on the edge of the city
- Easily accessible & close to local amenities in Calverley, Pudsey & Greengates
- A range of smaller suites to let from as little as 633 sq ft with on-site parking
- Available by way of a new lease on lease flexible terms

Location

Holly Park Mills is located in a pleasant edge of countryside setting yet conveniently positioned equidistant between Leeds and Bradford and less than 15 minutes drive from Leeds Bradford airport.

The site is easily accessed off the main A6120 Outer Ring Road within a short drive 15-20 min drive of Leeds and Bradford city centres. A range of local amenities are on offer in Calverley or nearby Pudsey and Greengates.

Description

Holly Park Mills has a rich history dating from 1866 carrying out weaving, scribbling, spinning and finishing services to the local textile industry. The mill complex comprises a range of refurbished, modern office spaces with ample on-site car parking.

The premises benefit from the following:

- Fluorescent recessed and strip lighting
- Gas fired central heating
- Secure, private on-site parking

Accommodation

Holly Park Mills provides the following current availability:-

Suite 1-3, Unit 21: 633 sq ft

The Stables: 872 sq ft (*Ground Floor 282 sq ft, 1st Floor 590 sq ft in a self-contained two storey office*)

Anglia House: 14,154 sq ft (*over 3 floors offered either as a whole or as individual floors of 4,557 sq ft ground floor, 4,801 sq ft 1st floor and 4,662 sq ft 2nd floor*)

Car Parking

Holly Park Mills benefits from a secure private car park. Each office suite has allocated spaces with additional car parking available on-site for visitors.

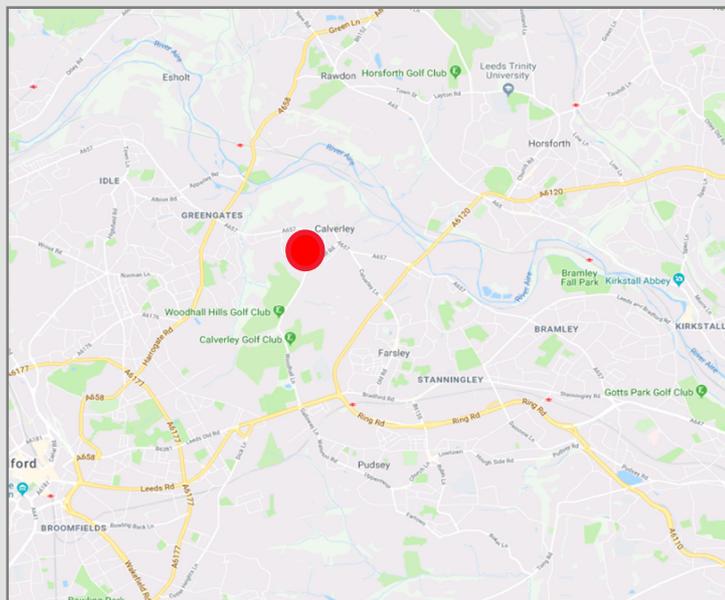
Terms & Rent

The accommodation is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Suite 1-3, Unit 21: £7,500 per annum (*including electric and gas*)

The Stables: £9,000 per annum (*utilities separately metered, payable by the tenant*)

Anglia House: Rent of £10 per sq ft exclusive



Business Rates

The tenant shall be responsible for the payment of Business rates assessed on the premises.

Service Charge

A service charge will be payable for the upkeep, maintenance and running of the common areas of the building and wider Holly Park Mills estate.

Energy Performance

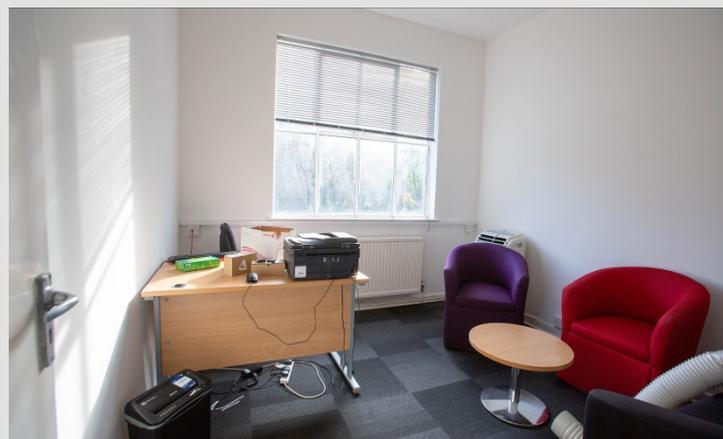
A copy of the EPC is available upon request

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



To arrange a viewing or for more Information please contact WSB:

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