



## To Let - Wells Road Business Centre

Wells Road, Ilkley, LS29 9JB



- Spectacular stylish offices.
- Located within the popular town of Ilkley.
- Exposed brickwork provide tremendous character.
- Use of shared kitchen facilities.
- Impressive reception and common parts.
- 2 minuets walk from the station and town centre.

## Location

Wells Road Business Centre is prominently positioned on Wells Road in the heart of Ilkley town centre. This enviable location not only benefits from its close proximity to the towns established centre but also enjoys a wealth of amenity in the immediate locality, including cafes, restaurants, bars and a variety of shops.

Ilkley's spa town heritage and surrounding countryside make it a popular destination for businesses, homeowners and tourists. The town centre is characterised by Victorian architecture, wide streets and floral displays.

## Description

This converted church was recently developed by local developer Candelisa whom transformed the building into a popular business community. The building offers an impressive reception leading to three separate office suites across the first and second floors. The office accommodation offers unique, stylish space of the very highest quality. The suites benefit from exposed brickwork showing the character of the building. Each floor has a shared kitchen facility.

## Features

- High quality reception and common areas
- Exposed brickwork and stripped steel beams
- Prominent position close to the towns' amenities
- Ability for external signage
- Fully cabled and ready for occupation
- Flexible lease terms available

## Accommodation

The available suites within Wells Road Business Centre are situated on the 1st floor and comprises a total of **2,016 sq ft** of principally open plan accommodation with separated meeting spaces and offices. The floor is sub divided into the following suites:

<b>Suite 1</b>	791 sq ft
<b>Suite 2</b>	1,225 sq ft
<b>Suite 3</b>	1,298 sq ft

## Lease Terms

The suite is available by way of a new lease at the quoting rents:

<b>Suite 1</b>	<b>Under Offer</b>
<b>Suite 2</b>	£18,200 per annum
<b>Suite 3</b>	£23,000 per annum

## Business Rates

Rates can be confirmed via the Valuation Office Agency website ([www.voa.uk.gov](http://www.voa.uk.gov)). Should the suite be sub-divided then it will require reassessing for rating purposes.

## Service Charge

Each tenant pays towards a service charge for the maintenance and upkeep of the common and external areas of the building.

## Legal Costs

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

## VAT

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

## To Arrange a Viewing or for More Information:

Please contact the sole agent:

**Alex Jowett**

0113 234 1444

[ajowett@wsbproperty.co.uk](mailto:ajowett@wsbproperty.co.uk)

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