

Wharfebank House, Courtyard South Development Plan



Wharfebank

MILLS

New units available 2020

TO LET

ACCESSIBLE, ADAPTABLE, AFFORDABLE, HIGH QUALITY OFFICE SPACE

ILKLEY ROAD, OTLEY LS21 3JP

The Development

Location

On the A65 just outside Otley, Wharfebank Mills is only 13 miles from Leeds City Centre, 10 miles from Bradford and 5 miles from Leeds Bradford Airport.

A regular rail service links Otley with Leeds, Bradford and Ilkley through Menston station. Waitrose is a 5 minute walk and the local amenities in town are a 15 minutes away.

The offices will be set on the ground floor of Wharfebank House contained within a courtyard and immediately accessible off Ilkley Road.

Description

As part of the ongoing refurbishment pipeline at Wharfebank Mills, the landlord has commenced work on the 2,112 ft² Courtyard South office unit.

Breaking up this space into smaller incubator offices is a result of the increased demand for workspace between 200 - 400 ft² (circa 2 - 4 people) for small businesses and start-up companies.

The Specification

Each newly created unit will benefit from the following:

- New Duraflor premium carpet
- Glazed paneling to maximise natural light
- Communal kitchen facilities & Male and Female WCs
- Attractive setting easily accessed off Ilkley Road
- Character features retained throughout
- Dedicated parking available & large visitor car park
- On-site facilities manager
- Excellent on-site restaurant
- Access to communal break out areas across the complex
- Managed internet access available



Pricing and Terms

Pricing

On application

Rates

All enquiries should be directed to Leeds City Council rating department contactable on 0113 376 0359.

Terms

All vacant office units are available by way of a new internal insuring and repairing lease to be agreed.

EPC

A copy of EPC certificates for all new units is available on request.



For further information or to arrange an appointment to view please contact:

Mike Atkinson

E: mike@atkinsonassoc.co.uk

M: 07714 896045

DDI: 01943 666955

Rory Stead

E: rory@atkinsonassoc.co.uk

M: 07773 173023

DDI: 01943 666955

Facilities



Ample free parking



Security



Restaurant



High speed reliable internet



Management



24 hour access

MISREPRESENTATION ACT: Atkinson Associates for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) 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 of them. c) no person in the employment of Atkinson Associates has any authority to make any representation of warranty whatsoever in relation to this property. Design and Production DS.EMOTION OCT 2018

wharfebankmills.co.uk