

# Wharfebank

MILLS

**TO LET**

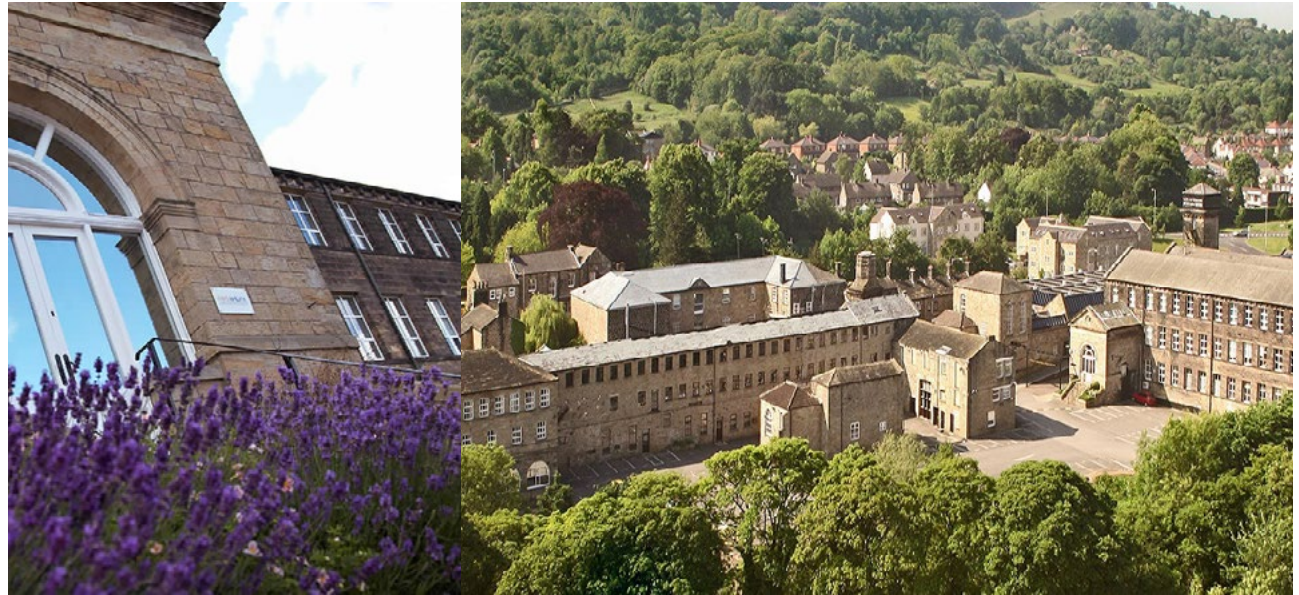
ACCESSIBLE, ADAPTABLE, AFFORDABLE, HIGH QUALITY OFFICE SPACE

ILKLEY ROAD, OTLEY LS21 3JP

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This iconic historic textile mill complex, sited on the River Wharfe on the outskirts of Otley, was converted to office and workshop space by the former mill owning family towards the end of the last century. It is currently undergoing an extensive refurbishment process, since changing ownership in December 2016.

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## Wharfebank Mills

This idyllic and picturesque riverside mill complex is home to a diverse range of small and medium enterprises, with offices to let from 200 square feet to 8,500 square feet.

But don't let its quiet and semi rural location fool you. Far from being a backwater, Wharfebank Mills is only a 'stone's throw' from Leeds, Bradford and Harrogate. And is only minutes away from major road and rail networks.

With superfast MIA Internet Connectivity throughout, Wharfebank Mills can boast up and download speeds (from 100Mg) as fast as anything available in the cities.

## Location

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

The A1(M) and the M62 are also quickly and easily accessible.

A regular rail service links Otley with Leeds, Bradford and Ilkley through Menston railway station and a regular local bus service stops outside Wharfebank Mills.

Local amenities in town are only a 15 minute walk away and Waitrose is just round the corner.

- **Versatile, adaptable, modern workspaces in a converted textile mill**
- **High Speed MIA Internet Connections**
- **Ample free parking with separate visitor parking**
- **High quality offices and studios**
- **200 sq ft to 8,500 sq ft spaces**
- **Stunning riverside location**
- **Close to Leeds, Bradford and Harrogate**
- **Excellent transport links to all major roads, rail and bus networks**
- **Close to Menston station – regular shuttle bus service to Otley**
- **Minutes away from Leeds Bradford Airport**



## Facilities



Ample free parking



Security



Restaurant



High speed reliable internet



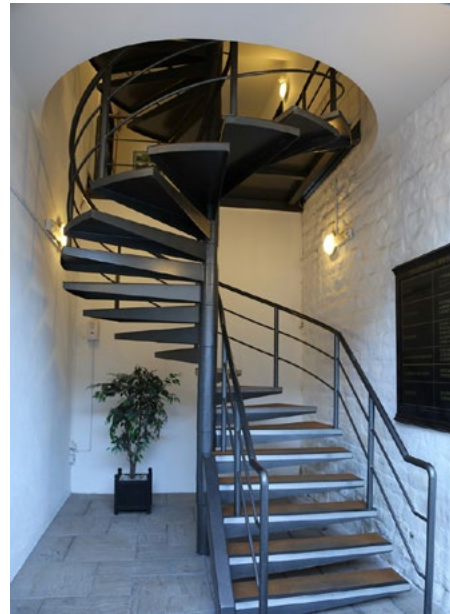
Management



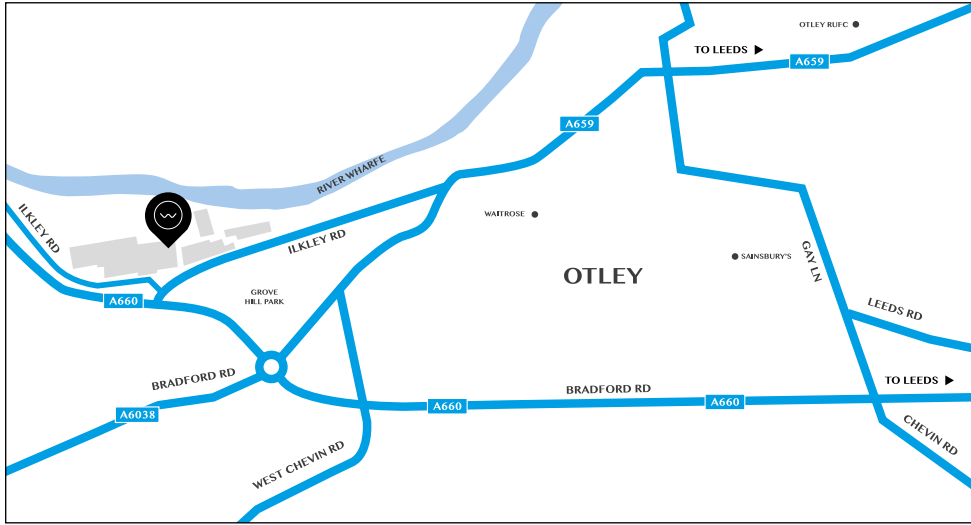
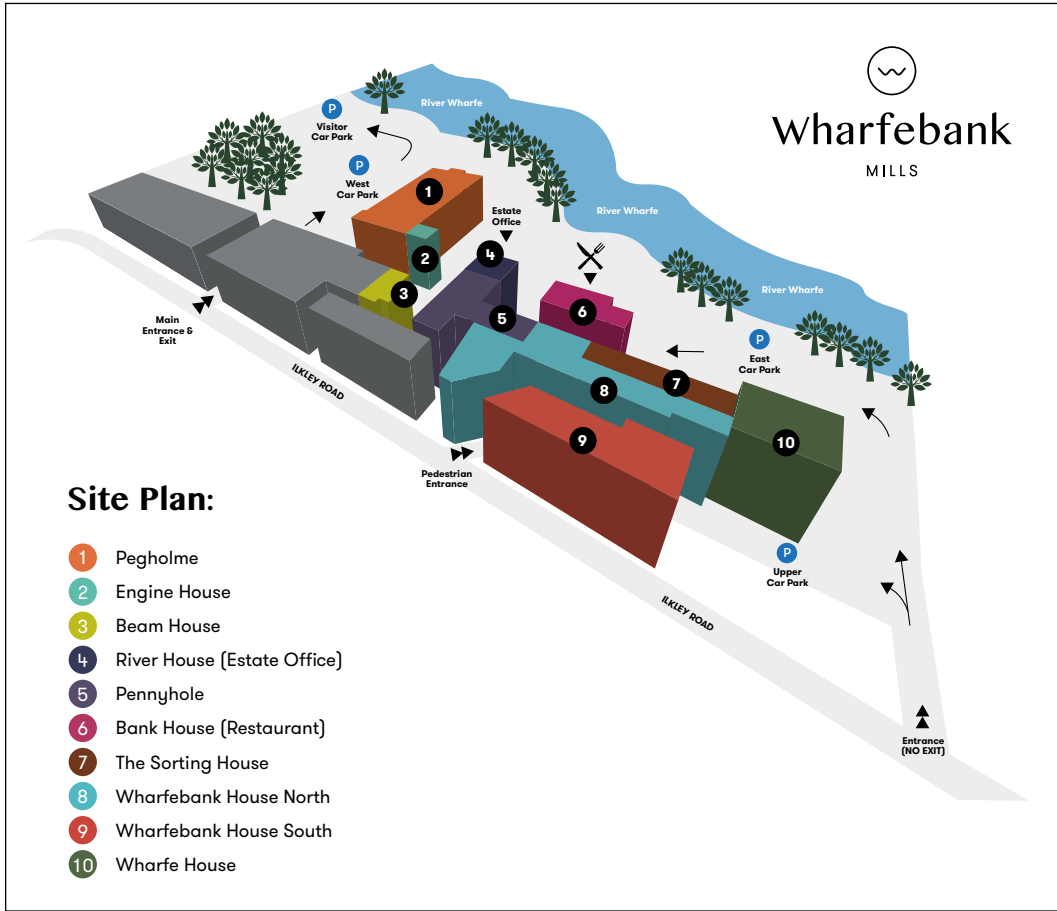
24 hour access

## Each unit in the property also benefits from the following:

- Heating or comfort cooling system
- Mostly double glazed windows
- Carpeted
- Dedicated office locking system
- Communal kitchen facilities on all floors, with some integral kitchens in larger units
- Male, female and disabled W/C's
- Goods lift
- In excess of 150 occupier's car park spaces
- Separate visitors' car park
- Communal break out areas
- On site restaurant
- Shower facilities
- Bike racks







**Terms**

All vacant office units are available to let on flexible terms.

**Rent**

Rental terms are available on request.

**Rates**

Enquiries need to be directed to Leeds City Council on 0113 3760359.

**VAT**

Tenants are responsible for paying VAT.

**EPCs**

A copy of EPCs for units are available on request.



For further information or an appointment to view please contact:

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