



- Ample parking with separate visitor parking
- Shared kitchen
- Shared male and female WC's
- On site restaurant
- To be refurbished
- Heating and cooling via radiators and air conditioner
- Passenger lift that serves all floors

Bays 78-80, Second Floor, Pegholme
Mill, Wharfebank Mills, Otley, LS21 3JP

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: mike@atkinsonassoc.co.uk

Location

Wharfebank Mills is located just off the A660 that provides excellent transport links to, Leeds, Bradford and Harrogate. The road and rail networks are easily accessible. All in a beautiful riverside location.

	Drive Time	Distance (miles)
A1 (M)	31 mins	18.9
Leeds	33 mins	13
Bradford	30 mins	10.4
Harrogate	28 mins	13
Leeds Bradford Airport	10 mins	6

Description

The unit is located on the first floor of wharfebank house with access to a shared male and female WC and shared Kitchen. Large and bright open plan office with heating and an air conditioning unit that heats and cools. To be refurbished with new carpet tiles and redecoration. This building also features a passenger lift that serves all floors

Wharfebank Mill Amenities

- Ample car parking including visitors and EV charging.
- On site restaurant
- High speed internet
- 24hr access
- Shower facilities
- Shared male and female WC
- Shared kitchen facilities

Accommodation

	M ²	FT ²
Office space	54	583

Terms

Rental terms on application

VAT

VAT is applicable

EPC

Available on request

Rateable Value

We understand that the current rateable value is £5,900.

We advise you contact the local rating authority to confirm these values and address any queries to them.

Service charge

Is applicable and available on request

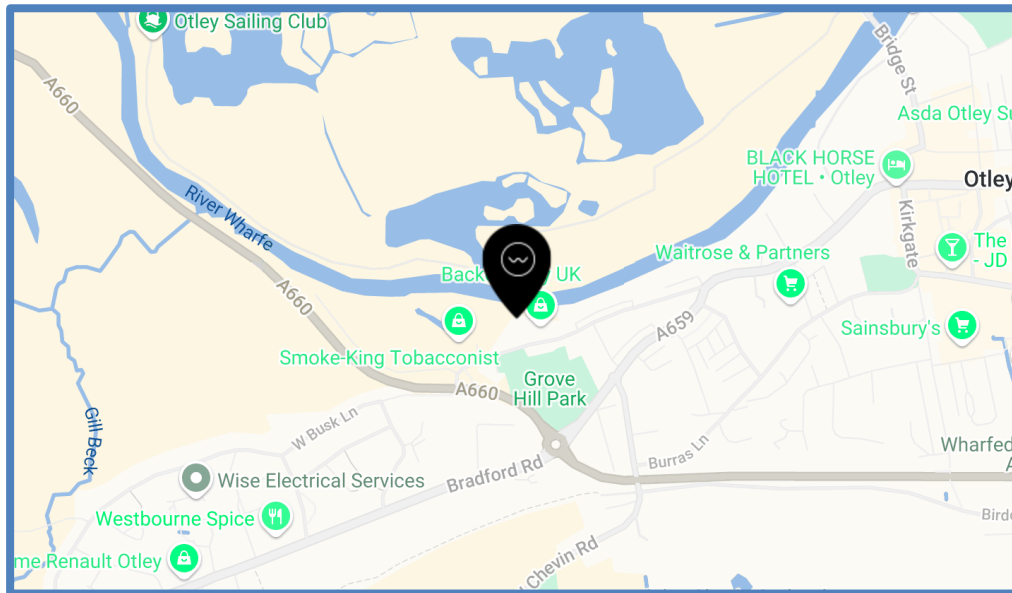
Viewing

By prior appointment - Mike Atkinson

E: mike@atkinsonassoc.co.uk

M: 07714 896045

T: 01943 666955



Atkinson Associates 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 Atkinson Associates 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 November 2023