



- Studio/offices with polished wood floor.
- Modern WC and Kitchenette
- Own front door and intercom
- Convenient location

First Floor, 27 Little Lane, Ilkley, LS29 8HX

First Floor, 35 The Grove, Ilkley, LS29 9NJ

Email: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)

## Location

The premises are located on Little Lane, Ilkley which is considered one of the main areas of industrial activity in the town.

Ilkley itself is a 5 minute walk away and has a range of leisure and retail amenities. Ilkley railway station lies approximately 0.5 miles to the north.

Positioned approximately 16 miles north west of Leeds, the M1 motorway is accessible via the M660 and provides links to Wakefield and Sheffield to the south. The M62 provides access to Manchester and Liverpool to the west.

	Distance (miles)	Drive Time
Bradford	14 miles	40 mins
Leeds	18 miles	45 mins
Keighley	11 miles	20 mins
Harrogate	18 miles	30 mins

## Description

An open plan self contained office/studio at first floor level with kitchenette and WC and central heating.

The room is light and airy with a polished wooden floor, ideal for a mix of office and studio use.

## Accommodation (Net internal areas)

	M <sup>2</sup>	FT <sup>2</sup>
Office/Studio	52.3	563

In addition, there is a single use WC and small kitchenette.

## Rent

£8,500 per annum

## Terms

3 year term

## Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with the completion of any transaction.

## EPC - C (61)

## Rateable Value

We understand that the current rateable value is £2,075.

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

**Viewing - By prior appointment - Mike Atkinson**

**E: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)**

**M: 07714 896045**

**T: 01943 666955**



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