



- First floor offices
- Ground floor workshop/storage
- 5 dedicated parking spaces
- Main road location

Unit 5 Whiteley Court, Pool Road, Pool in
Wharfedale, Otley, LS21 1FR

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

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Location

Whiteley Court is prominently located off the A659 Pool Road close to Pool in Wharfedale and approximately 2 miles from Otley town centre.

	Distance
Otley	2 miles
Leeds Bradford Airport	4 miles
A1 (M)	12 miles
Bradford	12 miles
Leeds	11 miles

Accommodation

	M ²	FT ²
Workshop/Storage – Ground Floor	93	1,001
Offices – First Floor	93	1,001
TOTAL (gross internal area)	186	2,002

Description

The property is designed with warehouse/assembly space on the ground floor with offices above. Specification includes:

- Electric roller shutter door
- Ground floor W/C and kitchenette
- 5 dedicated car parking spaces
- Ample shared yard and turning area
- High quality build
- 3-phase electricity
- First floor heating
- Lighting throughout

Service Charge

The tenant will be responsible for payment of an estate service charge.

Terms

Leasehold – the subject property is offered To Let on a new, full repairing and insuring lease for a term to be agreed.

Rent

Quoting rent - £24,000 per annum exclusive

Legal Costs

Each party will be responsible for their own legal costs.

Rateable Value

According to the VOA website from 1st April 2026 the rateable value is £19,000. All interested parties are advised to check with the Local Authority as to their precise rates liability.

VAT

VAT will be charged on any figures quoted.

EPC

Available on request

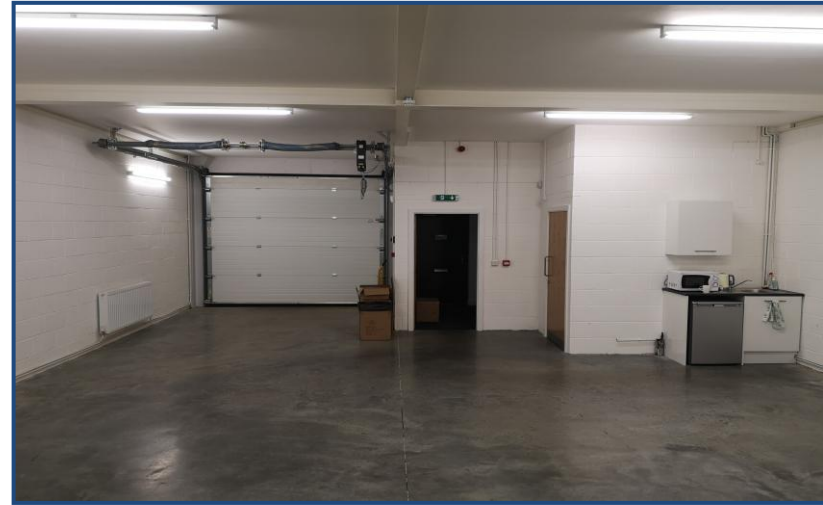
Viewing - By prior appointment - Mike Atkinson

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