



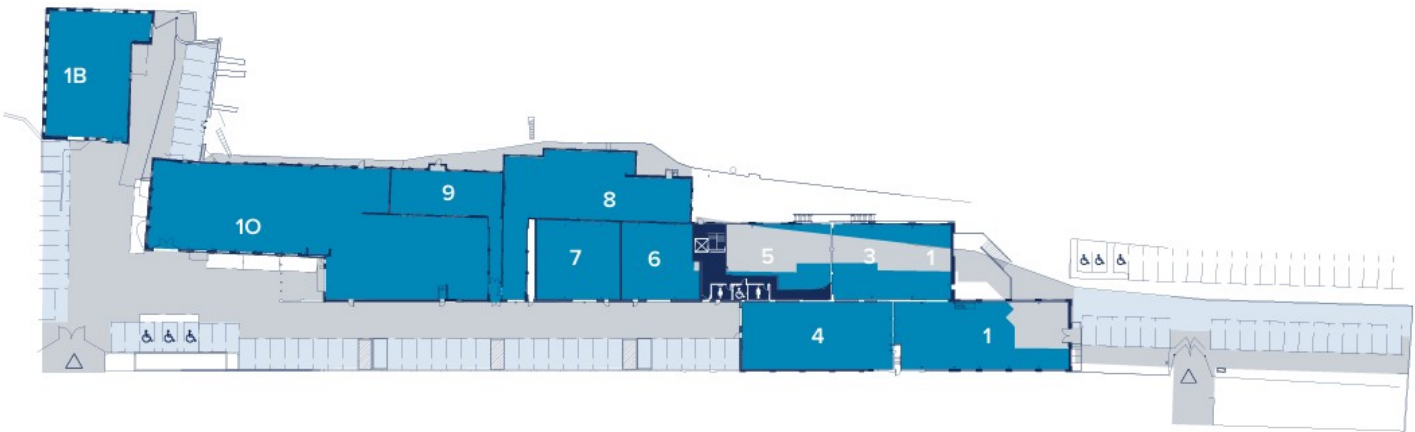
Units 14-16, 18 & 19 Pool Business Park

Pool Road, Pool in Wharfedale, LS21 1EG

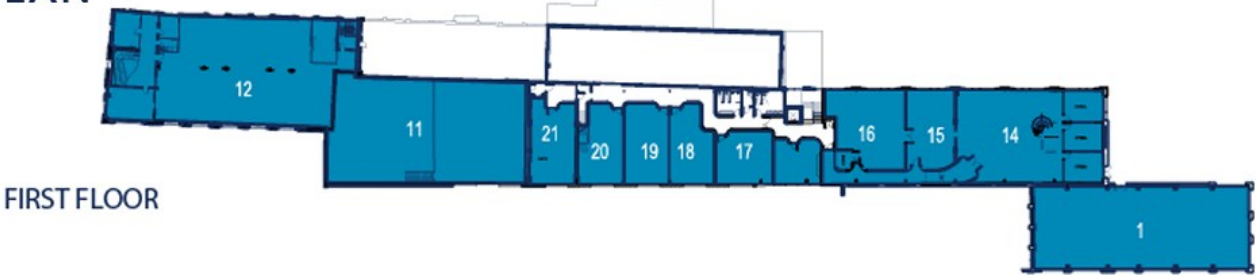
Creative office space available immediately

599 - 4,205 sq ft (55.65 - 390.66 sq m)

- High quality accommodation**
- Modern Refurbishment**
- River views**
- Onsite car parking**
- Characterful Space**
- Prominent location**



SITE PLAN



FIRST FLOOR

UNIQUE BUSINESS SPACE

The development comprises a characterful former paper mill which has undergone a significant refurbishment programme to create a new business environment. Pool Business Park caters for the individual needs of every business.

Located on a key arterial route between Harrogate and Leeds overlooking the River Wharfe the business park can be separated to provide a range of uses including office, hybrid studio/ business space and potentially leisure, subject to planning.



Class & Character

- High quality specification
- Office suites ranging in size from 599—4,205 sq ft
- Former paper mill building that has undergone significant refurbishment
- Ideally located (Otley- 3 miles, Harrogate- 9 miles, and easy access to northern suburbs of Leeds)
- Onsite car parking



OCCUPIERS INCLUDE:



POOL BANK
VINTAGE INTERIORS



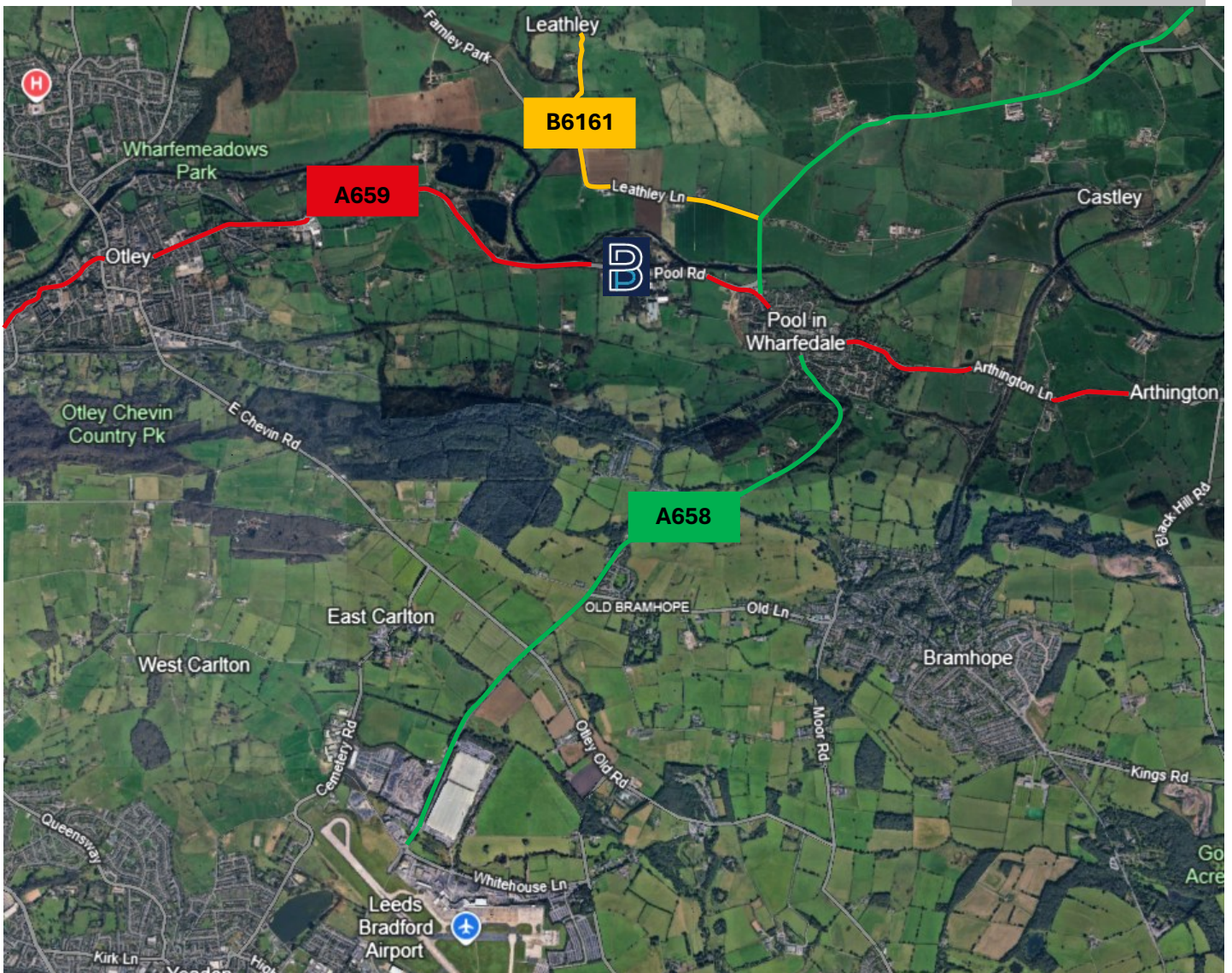
440 DISTRIBUTION



Location:

Highly Accessible

- Situated in a prominent position on the A659 Pool Road.
- Located close to the main arterial intersection of A658 (Bradford to Harrogate) & A659 (Collingham to Otley).
- Otley 3 miles away and Harrogate is 5 miles distant.
- Leeds Bradford Airport is 10 minute drive away.
- Leeds outer Ring Road 15 minutes away.





Further information

	Sq Ft	Sq M
Unit 14– 16	4,205	390.66
Unit 18	599	55.65
Unit 19	683	63.45
Total	5,487	509.76

Terms

The units are available by way of new Full Repairing and Insuring leases on terms to be agreed, subject to the nature and use required on site.

EPC

The offices have been assessed to have an EPC rating within bands B & C.

Viewings

Via the sole agents DHP.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds. This information will be used in the specific search process, for which there will be a charge.

Contact

MIKE HAIGH MRICS

E. mike.haigh@dhpproperty.co.uk

M. 07894 464 060

D. 0113 245 0885

MILES PHOENIX

E. miles.phoenix@dhpproperty.co.uk

M. 07442 428 922

D. 0113 245 0550

T. 0113 245 0550

W. dhpproperty.co.uk

11 Park Square East, Leeds LS1 2NG

