



Low Mills, Ghyll Royd, Leeds LS20 9LT

**TO LET  
FOR SALE**

Office Accommodation suitable for a  
range of alternative uses (subject to  
consents)

**6,319 Sq Ft  
(587 Sq M)**

# Low Mills, Ghyll Royd, Leeds LS20 9LT

## DESCRIPTION

The office accommodation includes a detached largely two storey office block of masonry construction with parking and grassed land to the rear. The office accommodation is currently split into separate suites with specification including painted plastered walls, carpet tile floor covering, fluorescent lighting and perimeter trunking.

- ✓ **Two storey office block**
- ✓ **Masonry construction**
- ✓ **Parking and grassed land to rear**
- ✓ **Currently split into separate suites**
- ✓ **Painted plastered walls**
- ✓ **Carpet tile floor covering**

**EPC** The property has an EPC rating of D86

## LOCATION

The property is located at the southern end of Ghyll Royd, which is accessed directly from the A65 at the Guiseley Retail Park intersection. The area is predominantly commercial use, neighbouring occupiers include Machells Joinery & Oak Flooring, Machells Reclamation, MMS UK, Tumble Town Adventure Play, J M Glendinning Insurance Brokers and Screwfix.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Lower Ground Left  | 1,140        | 106        |
| Ground Left Suite  | 1,149        | 107        |
| Ground Right Suite | 2,030        | 189        |
| First Right Suite  | 2,000        | 186        |
| <b>Total</b>       | <b>6,319</b> | <b>587</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

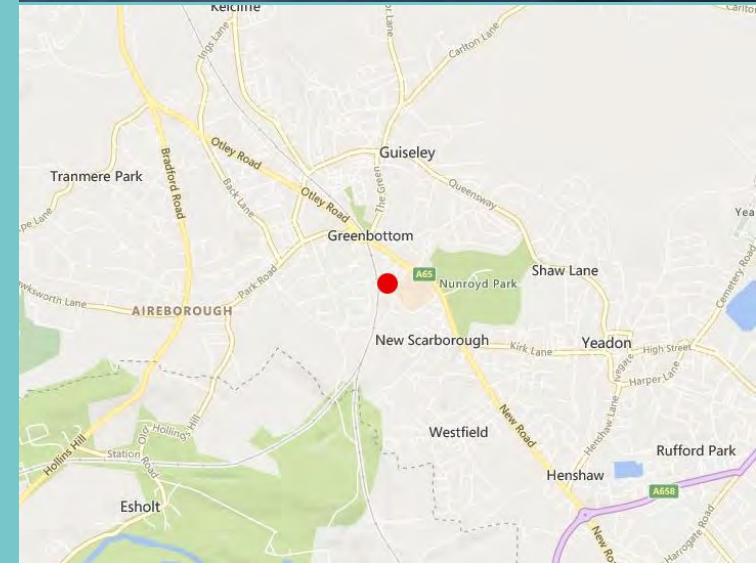
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## TERMS

Offered on a new lease on terms to be agreed. Our client may consider the sale of the property and the neighbouring workshop building on a site of 1.4 acres; further details upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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