DHP.
DOVE HAIGH PHILLIPS

TO LET



Units 14, 18, 19, 20 & 21 Pool Business Park

Pool Road, Pool in Wharfedale, LS21 1ED

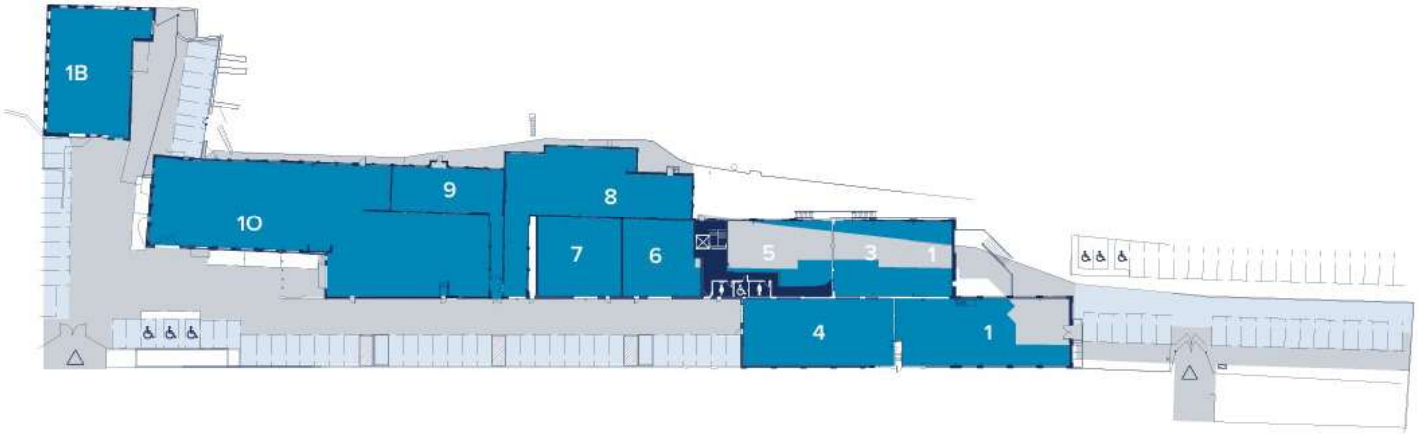
Creative office space available immediately

590 - 3,404 sq ft (54.81 - 316.24 sq m)

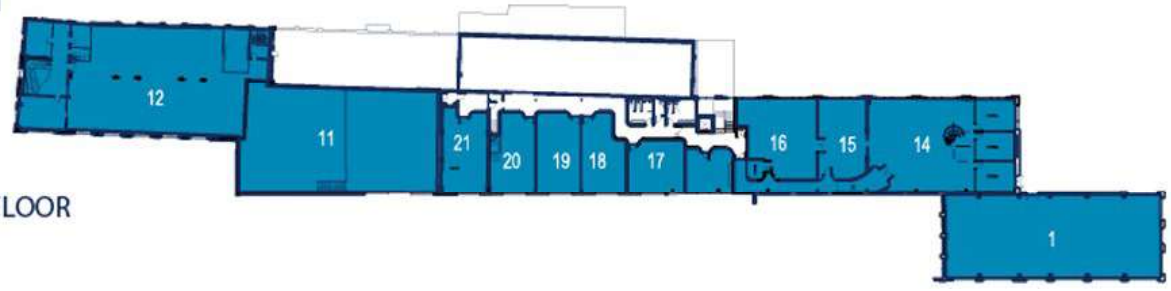
- -High quality accommodation
- -Onsite car parking
- -Modern Refurbishment
- -Characterful Space
- -River views
- -Prominent location

DHP.





SITE PLAN



FIRST FLOOR

DHP.

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 over looking 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.



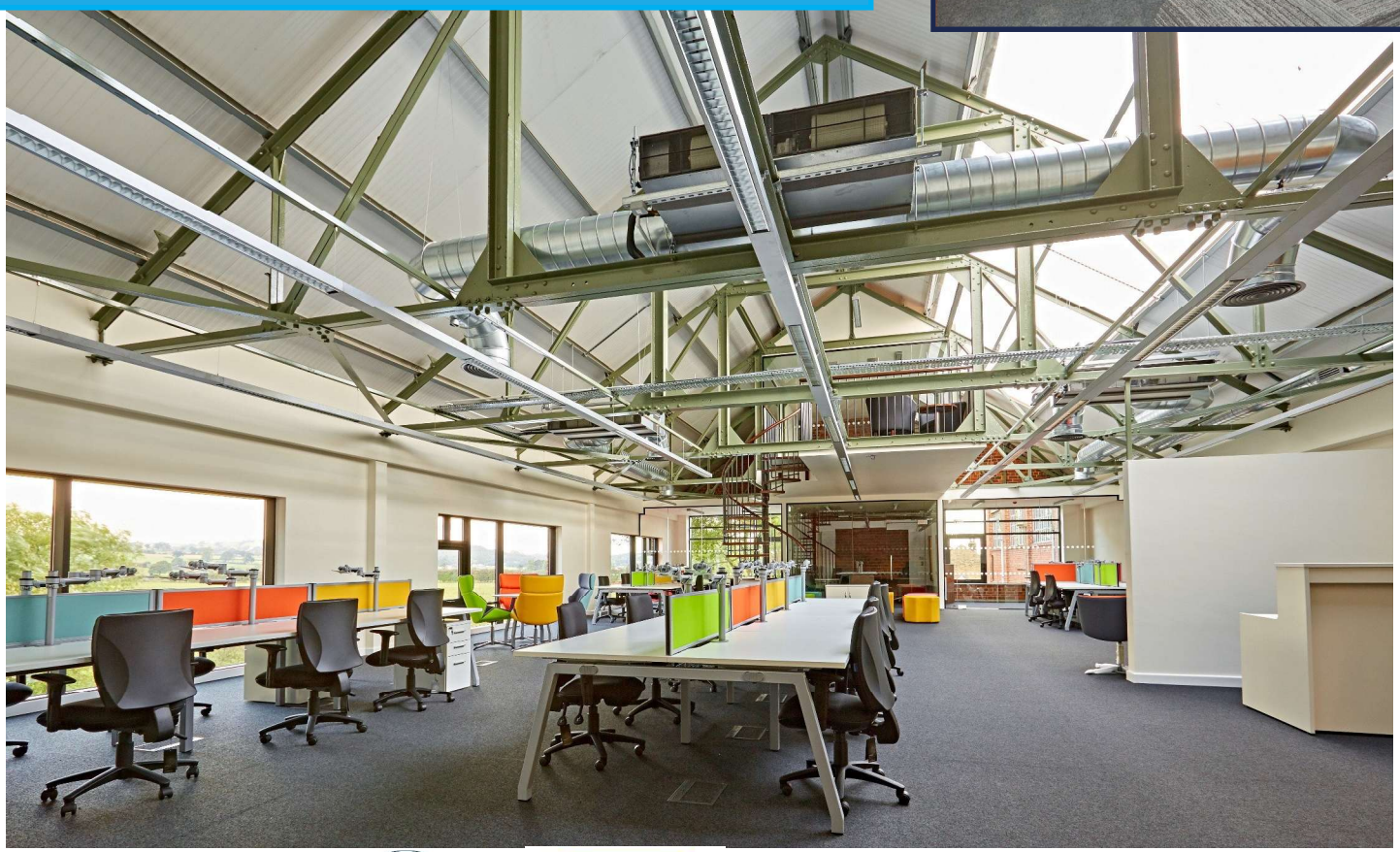


DHP.

Class & Character

- High quality specification
- Office suites ranging in size from 590—3,404 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

accesscctv

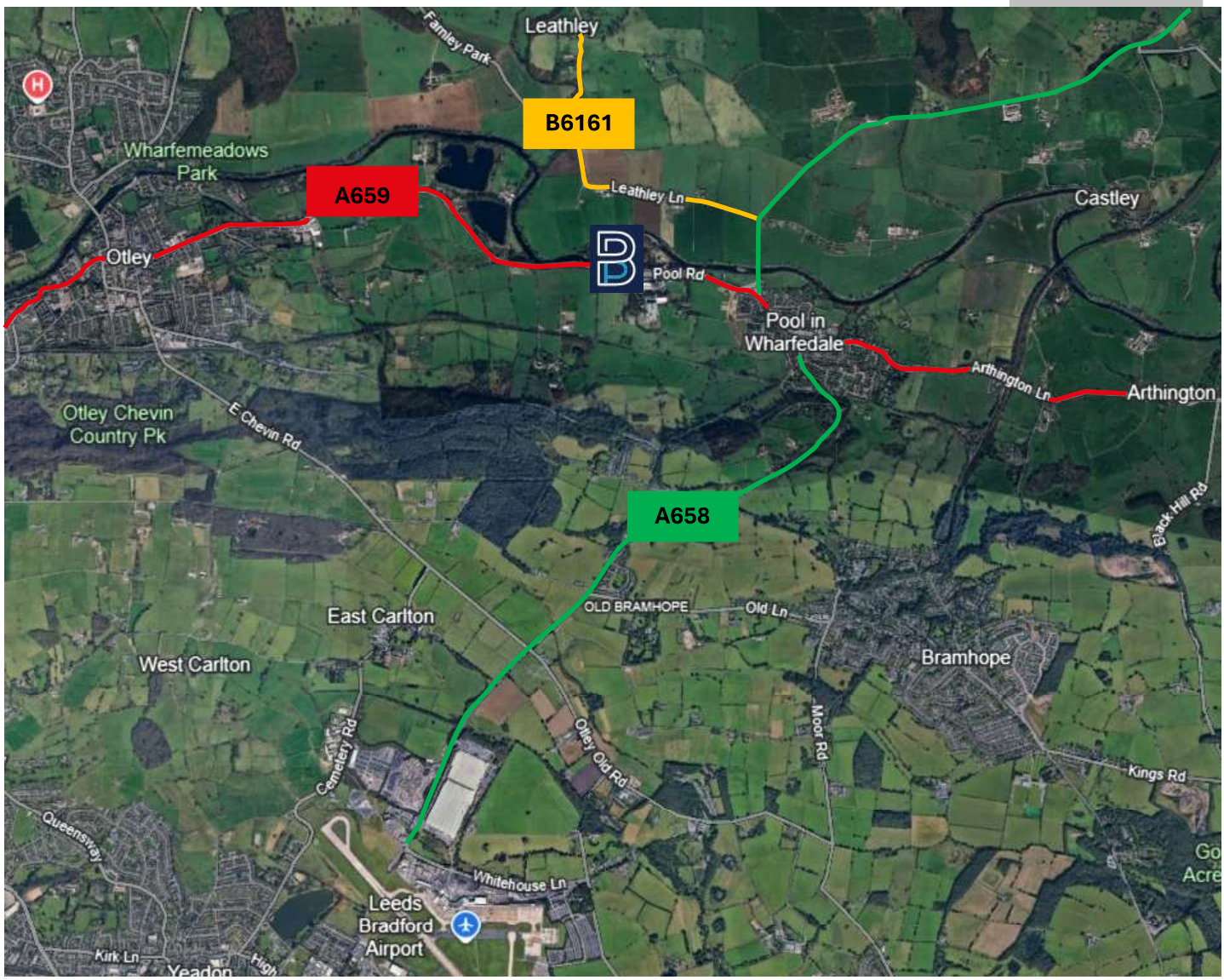
THE GOOD HEATING CO.

DHP.

Location:

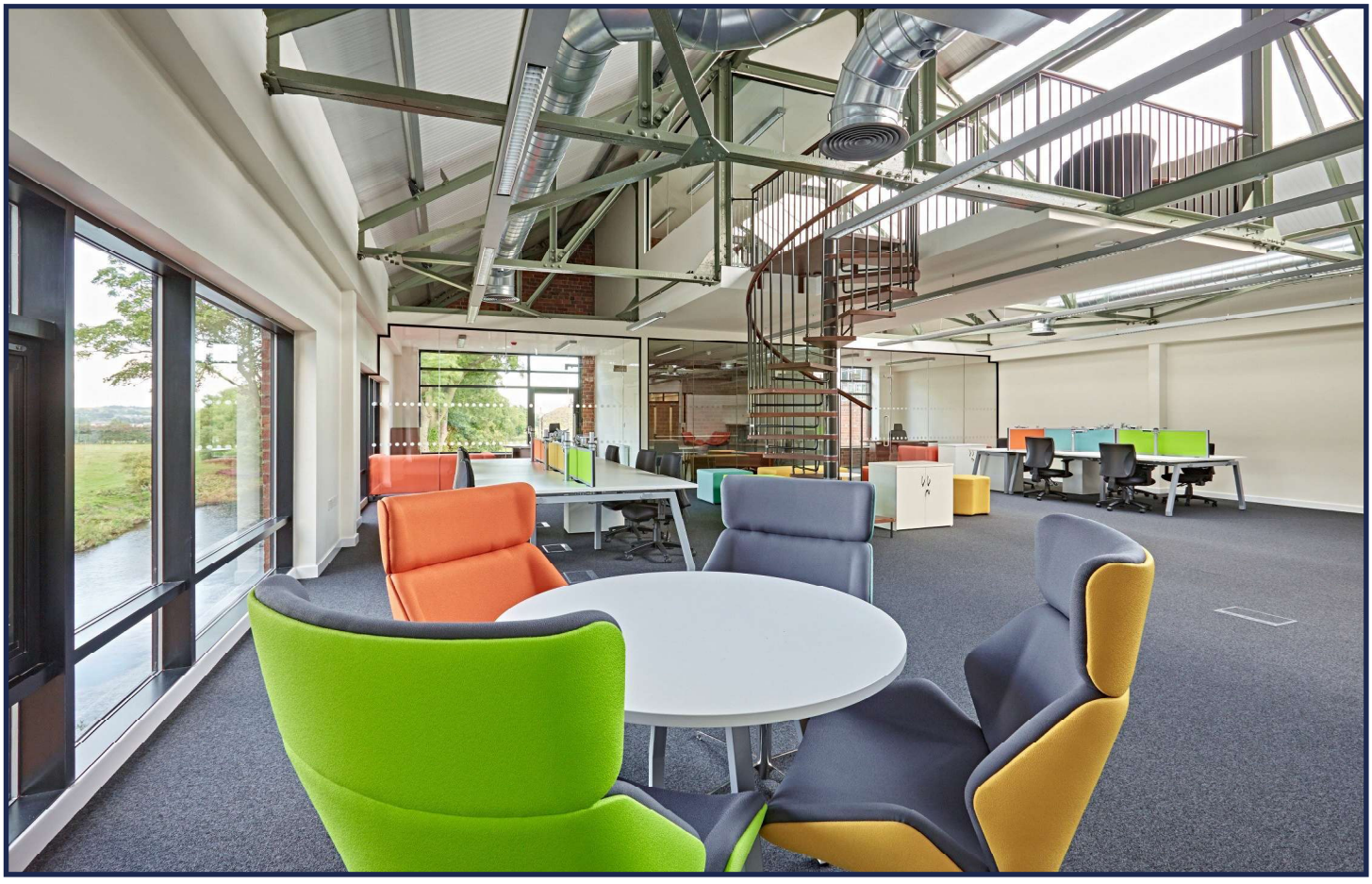
Highly Accessible

- 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 9 miles distant.
- Leeds Bradford Airport is 10 minute drive away.
- Leeds outer Ring Road 15 minutes away.



DHP.





DHP.
DOVE HAIGH PHILLIPS

Further information

	Sq Ft	Sq M
Unit 14	3,404	316.24
Unit 18	599	55.65
Unit 19	683	63.45
Unit 20	590	54.81
Unit 21	819	76.08
Total	**6,095**	**566.23**

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

SARAH-JAYNE LISHMAN MRICS

E. sarah-jayne.lishman@dhpproperty.co.uk
M. 07725 365997
D. 0113 245 0550

T. 0113 245 0550
W. dhpproperty.co.uk

11 Park Square East, Leeds LS1 2NG

Regulated by RICS®

MISREPRESENTATIONS ACT: Dove Haigh Phillips act for themselves and for the Vendors and Lessors of this property whose agents they give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or les-sees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not reply 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 Dove Haigh Phillips has any authority to make or give any representation whatsoever in relation to the property. May 2026