



11 Old Combing, Sunny Bank Mills

83-85 Town Street, Farsley, LS28 5UJ

Characterful first floor office situated in the centre of Sunny Bank Mills

515 sq ft (47.85 sq m)

- High speed internet connectivity
- Complementary users on site
- first floor office
- On site parking

Summary

Available Size	515 sq ft
Rent	£8,800 per annum
Rateable Value	£6,400
Service Charge	£3.22 per sq ft
VAT	The prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Sunny Bank Mills dates back to 1879 and comprises a range of mill buildings which have been significantly refurbished to provide modern contemporary office, retail and workshop accommodation.

11 Old combing is a characterful office benefitting from the following specification:

- LED lighting
- Exposed beams
- High speed internet
- On-site parking
- Exposed brickwork

Location

Sunny Bank Mills is located in the centre of Farsley approximately 6 miles from Leeds city centre and 5 miles from Bradford city centre.

Farsley is served by regular bus services to surrounding town and cities and is located 1 mile from New Pudsey Railway Station.

Sunny Bank Mill is home to a variety of commercial tenants and provides a range of amenities from The Mill Kitchen, Grumpy's and a hair and beauty salon.

Viewings

Via the Sole Agents Dove Haigh Phillips.

Terms

The office is available by way of a new FRI lease on terms to be agreed.

EPC

An EPC is available upon request.



Viewing & Further Information



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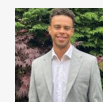
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