

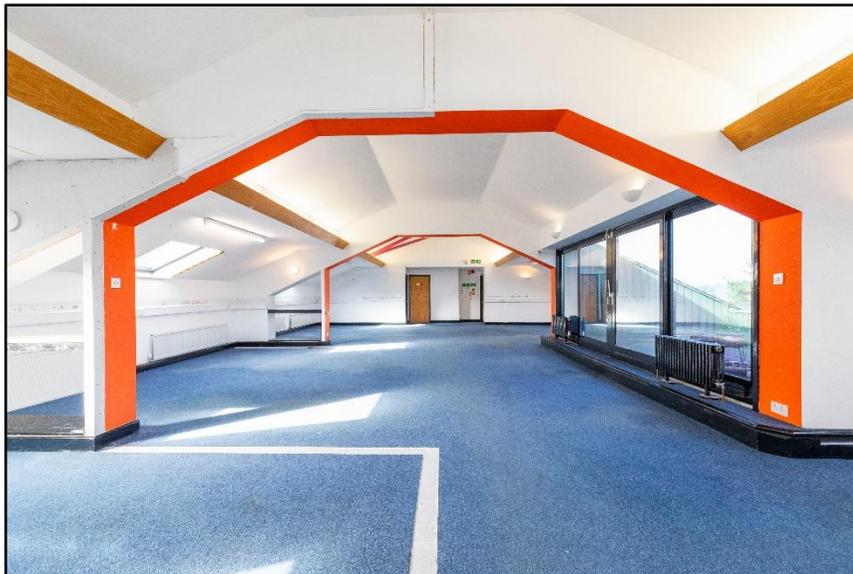


## To Let

- Variety of office and retail space available over two floors
- On site parking
- Great Central Ilkley Location
- c210sqm to 644sqm (2,263 sqft to 6,933sqft)
- Budget available for decoration and carpets to the tenant's specification.
- Rent: From £25,000pa

Marsel House, Stepsons Way, Ilkley, LS29 8DD

Carlton Tower, St Pauls st, Leeds, LS1 2QB  
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk



## Location

Ilkley is a popular spa town featuring an array of both local and national retailers. The town enjoys excellent commuter links with the regions business centres with direct rail services into both Leeds and Bradford.

The property is located centrally adjacent to the train station car park and enjoys an additional frontage onto Springs Lane.

## Description

The accommodation comprises the whole second floor of Marsel house. The open plan office space has a modern kitchen, meeting room and private roof terrace with expansive views.

There is a budget available for decoration and new carpets to the tenant's specification and colours.

## Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate Net internal areas:-

	Sqm	Sqft
Basement store	55.83	601
Total Ground / Sales	378.30	4071
Second Floor Office	210.24	2,263
Parking	15+	Spaces
Total	644.37	6,933

## Terms

The second floor office suite is available for let for a term to be agreed at an initial rent of £25,000pa.

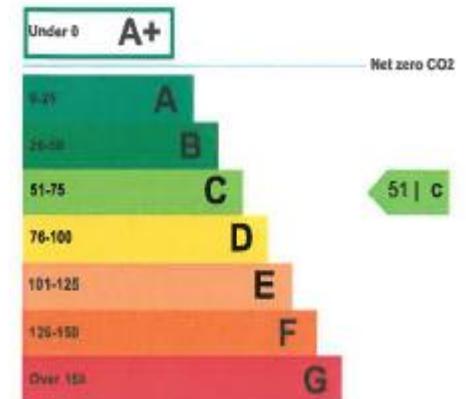
Price on application for the remaining sales and office space.

## Legal costs

Each party to the transaction will be responsible for their own legal costs incurred

## Business Rates

To be assessed. The suite has previously been assessed at £19,250 but has since been removed from the rating list.



## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser prior to instructing solicitors.

## Viewing/ Further Information

Please contact  
 Dacres Commercial – Hedley Steel/ 0113 386100/ hks@dacres.co.uk  
 Or Mitchell Roberts – John Roberts – 07932 666 226  
 john@mitchellroberts.co.uk



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