

## To Let

- Can be let together or individually
- Suitable for a number of uses  
Subject to Planning
- Established business park location
- High quality hybrid accommodation
- Rent from £16,000pa

**Units 1 & 2 Drill Hall Business Park, Ilkley LS29 8EZ**

1-5 The Grove, Ilkley, LS29 9HS  
Email: [ilkleycomm@dacres.co.uk](mailto:ilkleycomm@dacres.co.uk)

## Location

Drill Hall Business Park is located between Leeds Road (A65) and East Parade, comprising 17 mixed used commercial properties lying to the south of Ilkley town centre. Vehicular access is off East Parade with additional pedestrian access taken from Leeds Road. The immediate area is predominantly industrial and commercial buildings bordering the residential area to the east.

## Description

The property comprises a purpose built two storey light industrial unit. To the ground floor are two main warehouse/workshop spaces benefitting from an eaves height of approximately 2.72m and two manual roller shutter doors. Additionally, there are two toilet facilities located off the workshop space. The property benefits from two sets of 3 phase power.

The upper floor comprise the main office facilities benefitting from plaster and painted walls, carpet floor covering and fluorescent strip lighting with two fitted kitchens.

Externally, the property is demised six car parking spaces

## Accommodation

Approximate Gross Internal area-

	Sqm	Sqft
Unit 1-GF	74.48	802
Unit 1- FF	74.48	802
Unit 2- GF	71.69	772
Unit 2- FF	72.02	775
Total	292.67	3,149

## Business Rates

We made enquiries of the VOA website and the following information is listed on the 2017 list.

Unit 1 - £10,250  
 Unit 2 - £9,600  
 Non-Domestic Multiplier 2024/5: 49.1p

## Terms

Unit 1 and 2 are available individually at an initial rent of together at the following initial rent.

Unit1: £16,000pa  
 Unit 2:£17,000pa  
 Units 1&2: £36,000pa

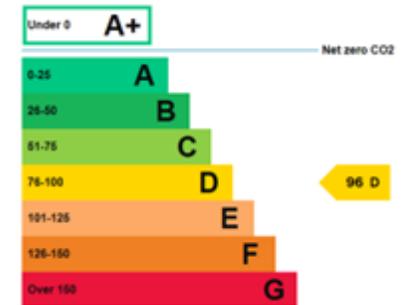
The landlord may also consider offers for the freehold in excess of £400,000

## Parking

A total of 6 spaces are available and let separately at a cost of £36 per car space per annum.

## Legal costs

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



VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



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