

TO LET SELF-CONTAINED GROUND FLOOR OFFICE SUITE SUITABLE FOR A RANGE OF USES

SHIRES HOUSE, SHIRES ROAD, GUISELEY, LEEDS, LS20 8EU

**FOX
LLOYD
JONES**

0113 243 1133

www.fljlttd.co.uk



- ◇ Approx 2,618 ft²
- ◇ Self-contained unit
- ◇ 3 x meeting rooms + kitchen in situ
- ◇ On-site parking (4:1,000 ft²)
- ◇ Fully DDA compliant
- ◇ Dedicated WCs
- ◇ EPC C + BREEAM Very Good rated
- ◇ Only 9 minutes' walk from Guiseley railway station
- ◇ Next door to Guiseley Retail Park

PROPERTY DETAILS

Description

The 2,681 ft² unit is situated on the ground floor and benefits from a self-contained access within a 3-storey detached office building. The accommodation provides open plan and cellular offices, meeting and conference rooms. The ground floor office includes male and female WCs and a kitchenette.

The unit will be attractive to a range of uses including office, leisure or clinic. It can easily be adapted to suit requirements.

There are dedicated car parking spaces allocated to the ground floor and the property also has the use of disabled parking.

Specification

The building provides the following specification:

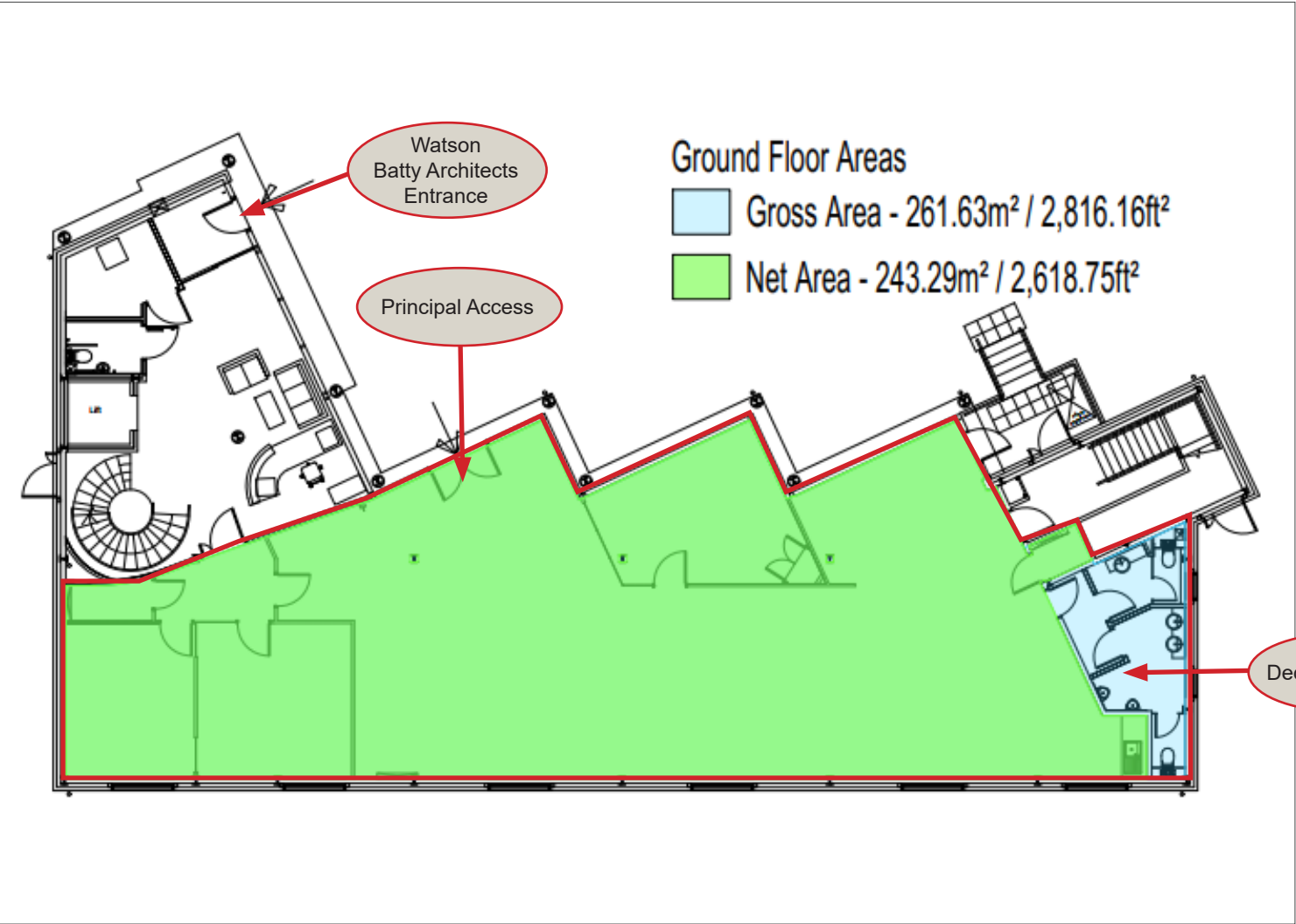
- LED Lighting
- Perimeter trunking
- Double glazed windows
- WC facilities
- 3 x meeting rooms
- Kitchenette
- DDA compliant
- 24/7 access



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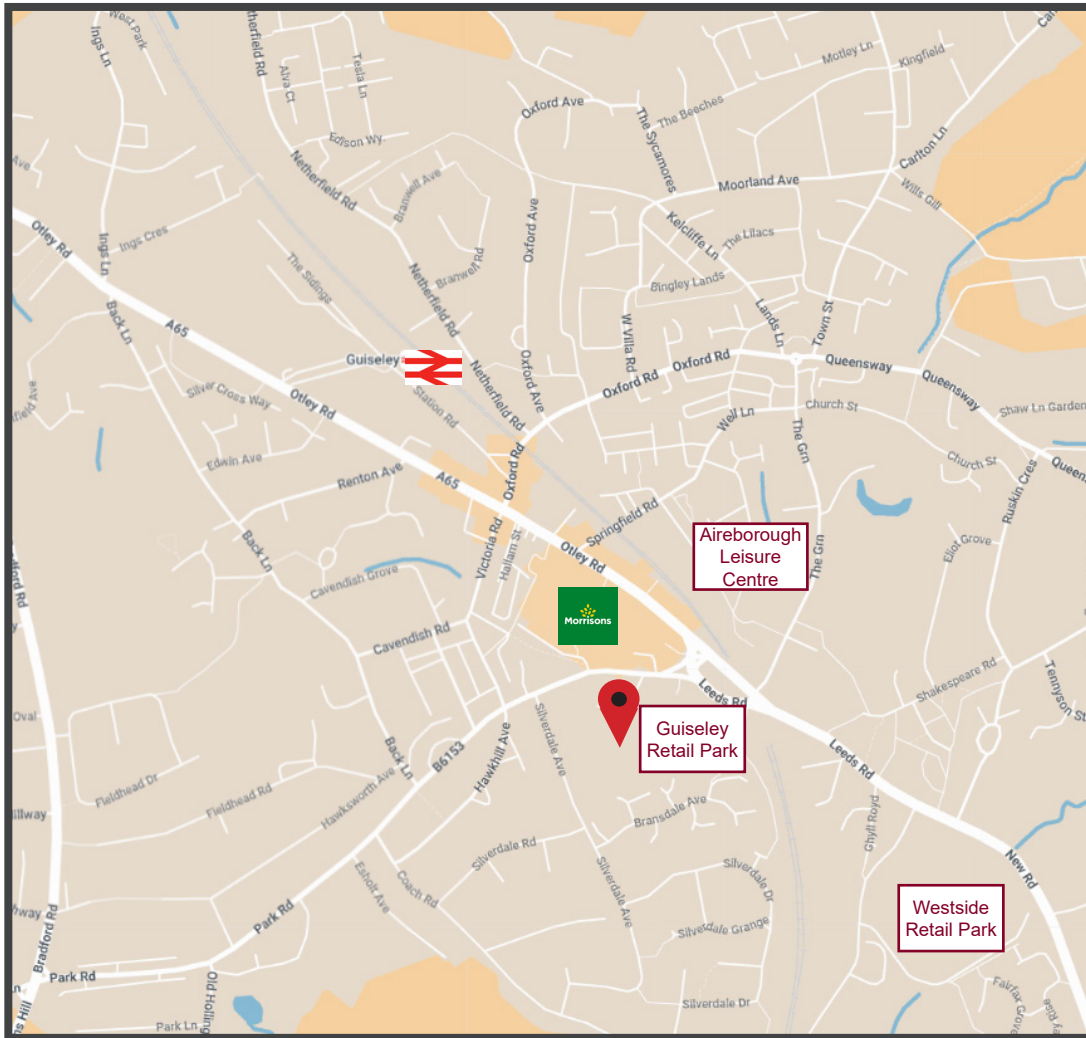
FLOOR PLAN



Accommodation (NIA)

Floor	Sq. M.	Sq. Ft.
Ground	243.2	2,618
Total	243.2	2,618

LOCATION



- The property is situated on Shires Road, close to Guiseley town centre and to the rear of Guiseley Retail Park with tenants including M&S Simply Food, Pets at Home, KFC and Hobby Craft
- Guiseley is a north Leeds town close to Otley, Menston, Burley in Wharfedale and Ilkley.
- Guiseley railway station is on the Wharfedale Line between Ilkley and Leeds / Bradford Forster Square. There are twice hourly services to Leeds, Bradford and Ilkley.
- There is direct access on to the A65. Leeds is approximately 10 miles to the south east and Skipton is 17 miles to the north west.
- The Aireborough Leisure Centre is a stone's throw from the property. It offers fitness classes, gyms and a swimming pool.
- Just opposite is a large Morrisons store, and there is a further retail park to the south towards Yeadon.



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Viewing & further information

Please contact the sole selling agents:

Harry Finney

Harry.Finney@fljltd.co.uk

Bethan Linehan

Bethan.Linehan@fljltd.co.uk

Terms

Rent

£20 per ft²

exclusive of VAT

Rateable Value

The rateable value is £35,000. Interested parties are advised to make their own enquiries with the local authority.

Service Charge:

The external fabric, M&E and car park are maintained under a service charge and costs are recovered pro rata via the tenants. Estimated budget £6.50 psf.

EPC:

The property's energy rating is C(59). A copy of the certificate is available upon request.

Legal Costs

Legal costs - Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. 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 tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared August 2026