



13 Sandsgate, Sunny Bank Mills, Pudsey, LS28 5UJ

Refurbished first floor office space within Sunny Bank Mills

355 sq ft (32.98 sq m)

- First Floor office
- Internal kitchenette
- On site parking
- Providing accessible access
- LED lighting

Summary

Available Size	355 sq ft
Rent	Rent on application
Rateable Value	£4,650
Service Charge	£4.03 per sq ft
EPC Rating	C

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.

13 Sandsgate provides a bright and open office space with the following specification:

- LED lighting
- Internal Kitchenette
- High speed internet
- On-site parking
- Accessible access

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	355	32.98	Coming Soon
Total	355	32.98	

Viewings

Via the Sole Agents Dove Haigh Phillips.

Terms

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

EPC

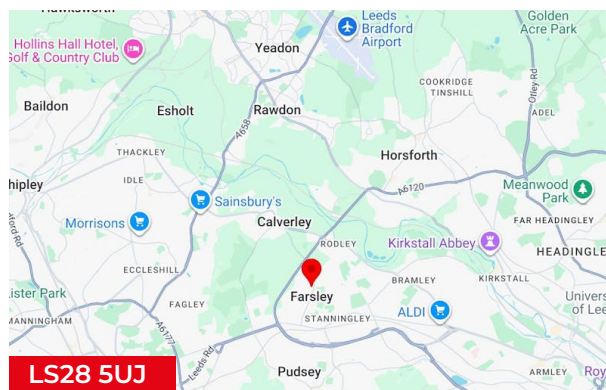
An EPC is available upon request.

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.

Legal fees

Each party to bear their own costs in relation to the transaction.



Viewing & Further Information



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