



13 Twisting, Sunny Bank Mills

83-85 Town Street, Farsley, LS28 5UJ

Studio/Office suiting a variety of uses

415 sq ft (38.55 sq m)

- ***Available Immediately***
- **High speed internet connectivity**
- **Outstanding views across Sunny Bank Mills**
- **On site parking**

Summary

Available Size	415 sq ft
Rateable Value	£5,400
Service Charge	£3.44 per sq ft
VAT	The prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Sunny Bank Mills dates back to 1829 and comprises a range of mill buildings which have been significantly refurbished to provide modern contemporary office, retail and workshop accommodation.

13 Twisting is a characterful studio benefitting from the following specification:

- LED lighting
- Internal kitchenette
- Monitored CCTV to entrance doors
- High speed internet
- On-site parking
- Electric heating

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 lease on terms to be agreed.

EPC

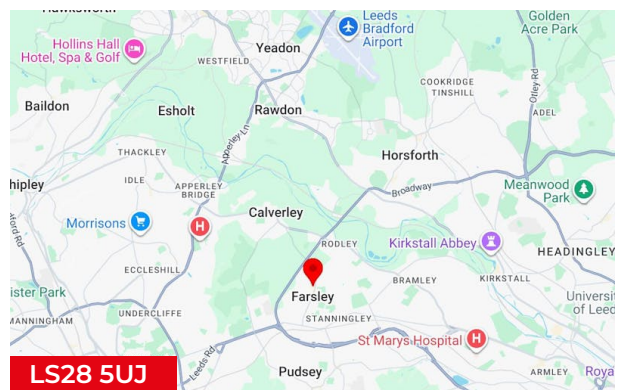
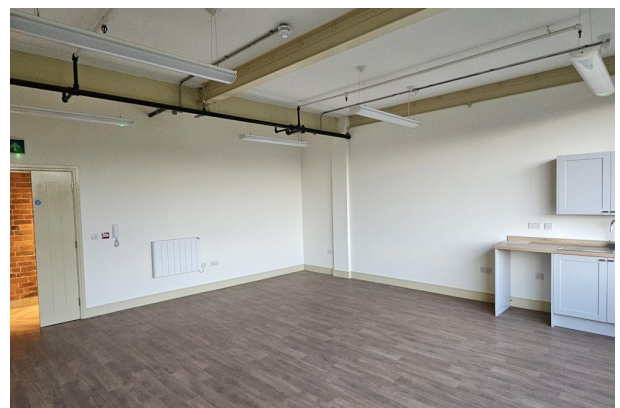
An EPC is available upon request.

AML

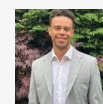
The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

Legal fees

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



Viewing & Further Information



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