



**FIRST FLOOR
RIDING HOUSE
CAPE INDUSTRIAL ESTATE
FARSLEY
PUDSEY
LS28 5NA**

TO LET

CHARACTERFUL FIRST FLOOR OFFICE SPACE

887 SQ FT (82.4M²)

LOCATION

Cape Industrial Estate is located on Coal Hill Lane close to its junction with Half Mile Lane in the popular West Leeds suburb of Farsley. The estate comprises characterful stone buildings that have been converted to house a variety of commercial businesses with ample parking for occupiers and visitors alike.

DESCRIPTION

Riding House is a two-storey stone-built property immediately adjacent to the main entrance to the estate. The first-floor office premises comprises a large open plan office, private office, kitchen and WC facilities configured as a self-contained suite accessed off a shared entrance lobby. There is ample car parking to the front and rear of the property for occupiers and their visitors.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 887 sq ft (82.4m²).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£11,000p.a.**

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£12,250**. Interested parties are advised to direct further enquiries to the local authority.

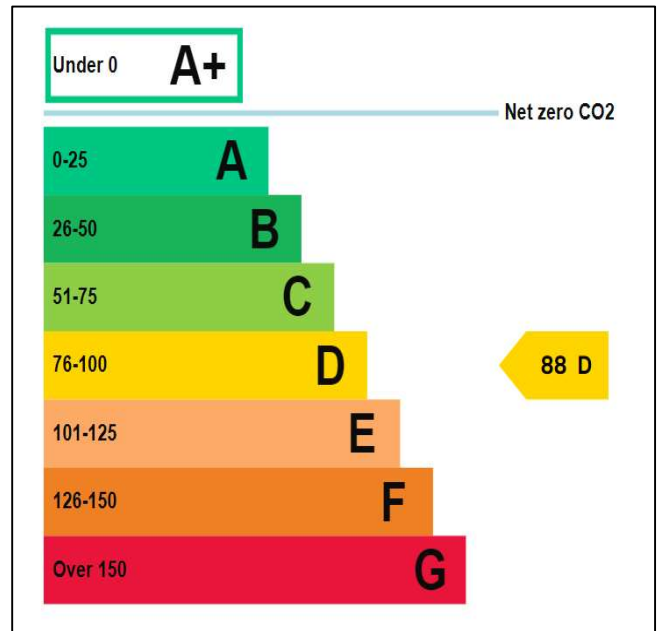
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Will Tomlin on 0113 239 5779 (will.tomlin@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared July 2024

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.