

UNIQUE RURAL STUDIO SPACE

1,472 SQ FT (136.7 SQ M)

- Gas-fired central heating
- Fitted kitchen facilities
- WC on both floors
- Communal car park
- Electric security gate entrance



TO LET

Unit 2, The Courtyard Building
Thorpe Lane, Guiseley
LS20 8LG

£17,600
per annum

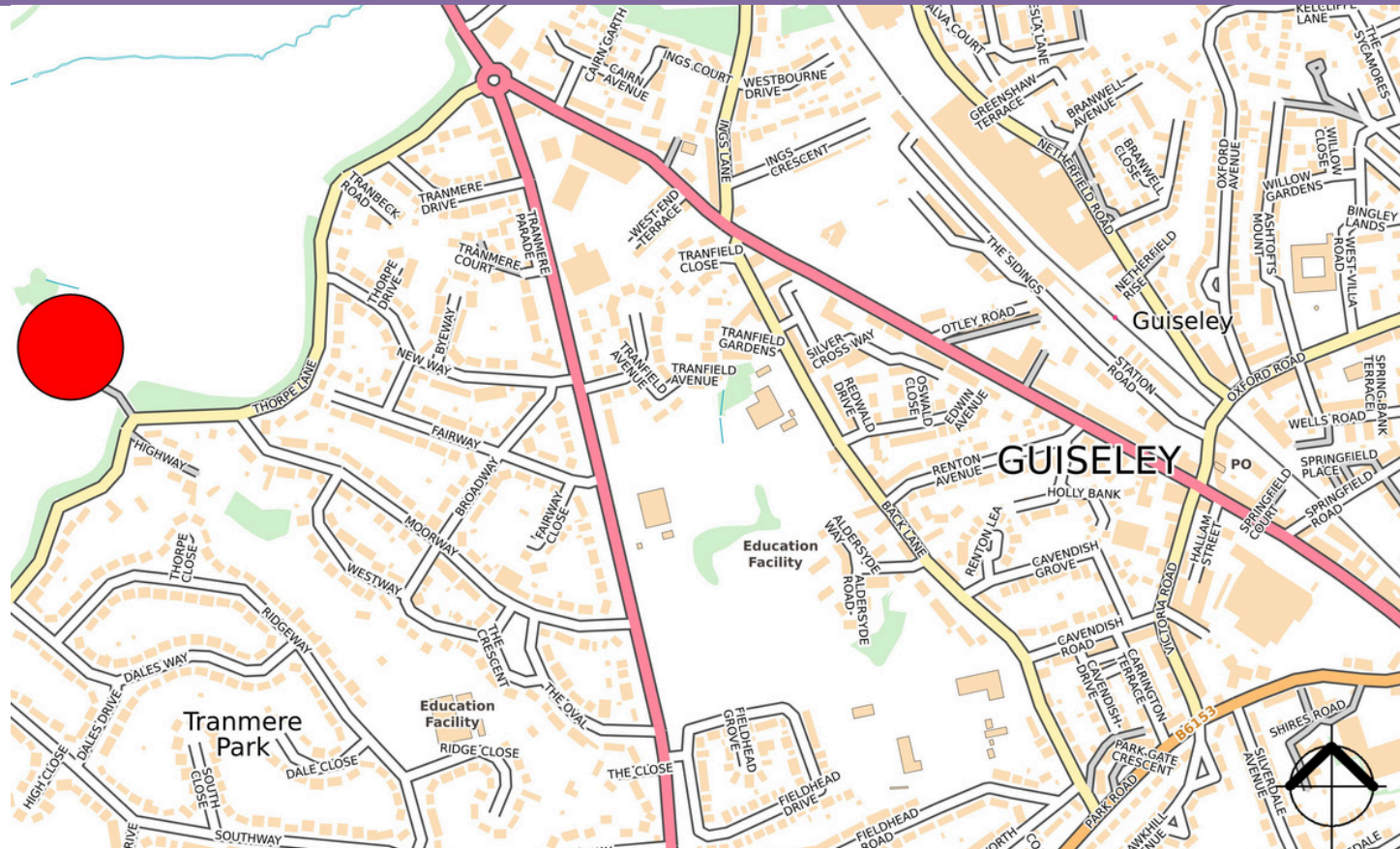


commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The subject property is positioned within The Hawksworth Estate and located in very close proximity to the A65 / A6038 junction serving Leeds and Shipley / Bradford.

Situated close to Guiseley Town Centre, the site is a short distance from a short distance from Guiseley train station and benefits from a variety of local retail and leisure facilities.



GUISELEY, LEEDS



VIEW FROM PROPERTY

RECEPTION AREA



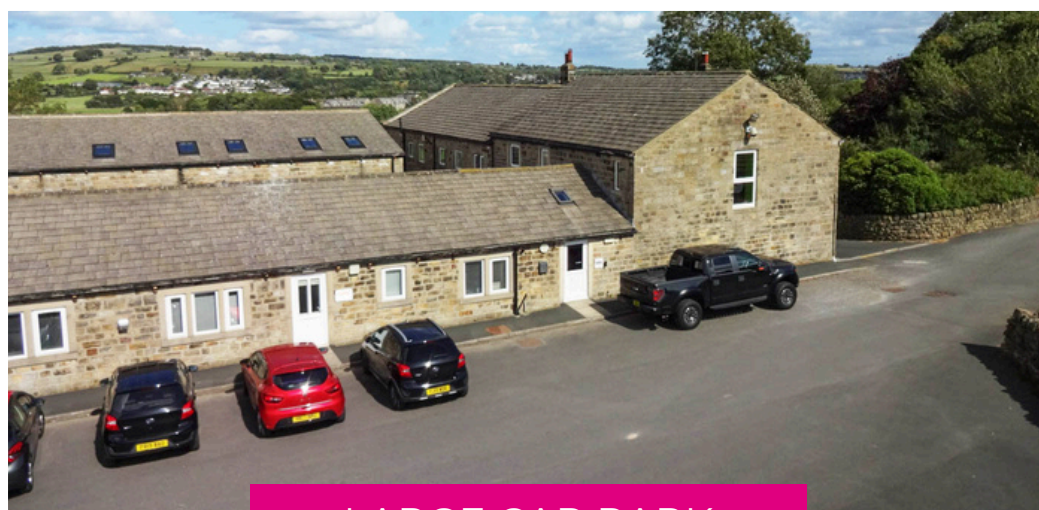
DESCRIPTION

Forming part of the 500-acre Hawksworth Estate and surrounded by stunning landscape scenery, the property provides a unique rural office opportunity.

Unit 2, The Courtyard Building is an attractive stone construction property arranged over ground and first floors, providing a combination of open plan and cellular office accommodation.

The property benefits from a characterful reception area with open stone-faced wall and exposed timber roof joists and offers a specification including:

- Gas fired central heating
- Fitted kitchen facilities
- WC Facilities on both floors
- Large communal car park
- Electric security gate entrance



LARGE CAR PARK



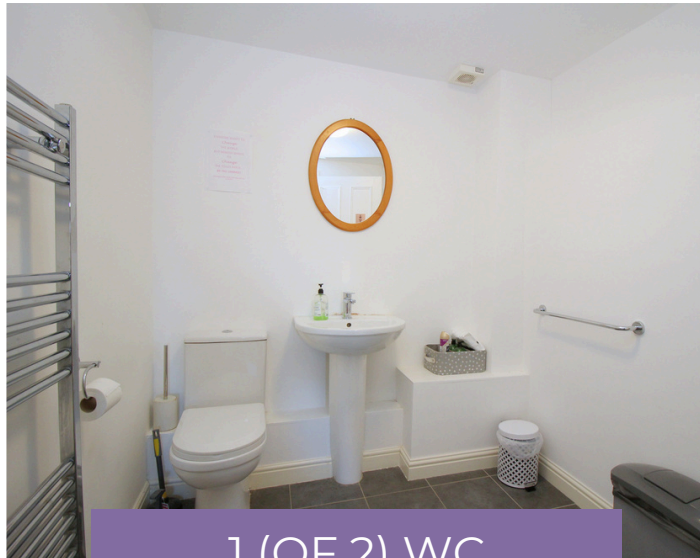
1 (OF 5) OFFICES



KITCHEN



2 (OF 5) OFFICES



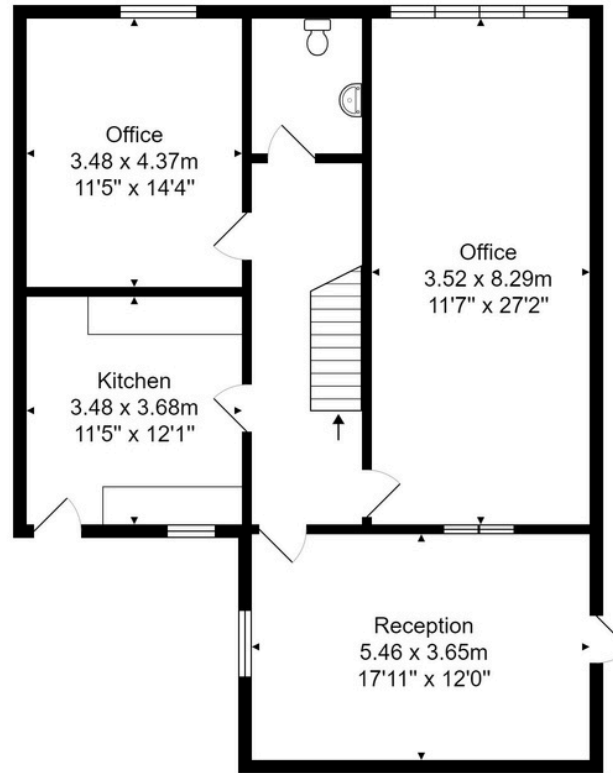
1 (OF 2) WC



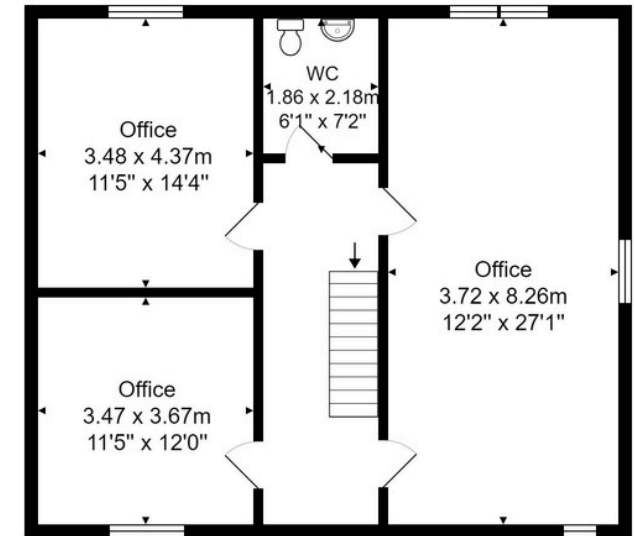
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

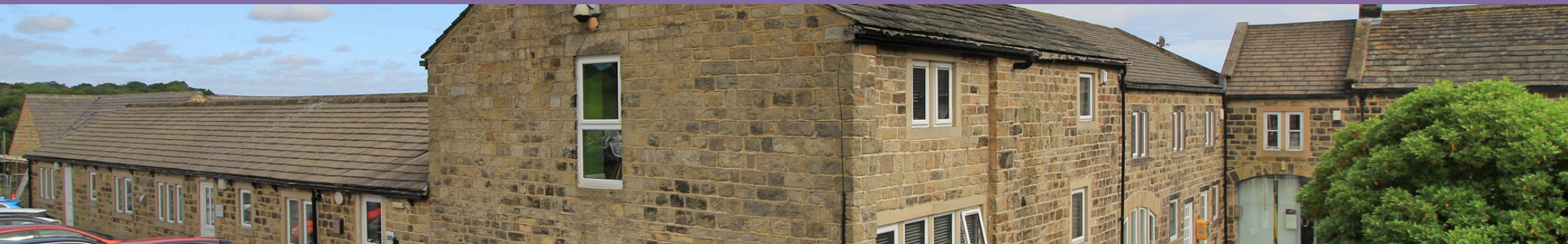
	Sq Ft	Sq M
Ground Floor	840	78.05
First Floor	632	58.71
Total	1472	136.76



Ground Floor



First Floor



EPC

The property currently benefits from an EPC rating of D-84.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £17,600 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £14,750.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

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For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

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Property Specialists ■ ■ ■ ■