



To Let

Pool Business Park
Pool Road
Pool In Wharfedale
Leeds LS21 1FD

1,675 Sq Ft
Leasehold

- High quality accommodation
- Onsite car parking
- River views
- Characterful space

Agency | Consultancy | Development | Investment | Valuation

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Location

Pool Business Park is situated approximately 2.5 miles east of Otley, 8 miles south of Harrogate and 10 miles north of Leeds City Centre on the A659 Pool Road.



Description

The development comprises a characterful former paper mill which has undergone the first phase of a significant refurbishment programme to create a new business environment.

Located on a key arterial route between Harrogate and Leeds overlooking the River Wharfe. The business park provides a mixture of accommodation including office, hybrid studio/ business space and warehouse.

Unit 3 is access via an attractive and secure communal entrance with a door entry system. There are communal male, female and disabled WCs. The office is currently under development, but will have the following specification;

- Carpeted floors
- Kitchenette
- LED lighting
- Perimeter services
- River views

Accommodation

Suite 3 is a newly developed office with views over the River Wharfe. The space itself has a suspended ceiling, high quality kitchenette and communal WCs.

Use

B1 (Offices).

Business Rates

Tenure/Terms

The unit is available by way of new lease on terms to be agreed, subject to the nature and use required on site.

EPC

The EPC rating for this property is within band B & C.

VAT

All prices quoted are exclusive of VAT where applicable.

Legal Costs

Each party is responsible for their own legal costs.

Further Information and Viewing Arrangements

Via joint letting agents DHP and FSS.

DOVE HAIGH PHILLIPS

