



20 1912 Mill , Sunny Bank Mills

83-85 Town Street, Farsley, LS28 5UJ

**Characterful second floor office situated in the centre of
Sunny Bank Mills**

1,325 sq ft (123.10 sq m)

- High speed internet connectivity
- Historic features
- VRF air heating and cooling
- Full access raised floors
- On site parking
- Kitchen facilities

Summary

Available Size	1,325 sq ft
Rent	Rent on application
Rateable Value	£16,750
Service Charge	£3 per sq ft
VAT	The prices quoted are exclusive of VAT.
EPC Rating	C

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.

20 1912 Mill is a characterful office benefitting from the following specification:

- LED lighting
- Full access raised floors
- Monitored CCTV to entrance doors
- High speed internet
- On-site parking
- VRF heating and cooling

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

Building Type	sq ft	sq m
Office	1,325	123.10
Total	1,325	123.10

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

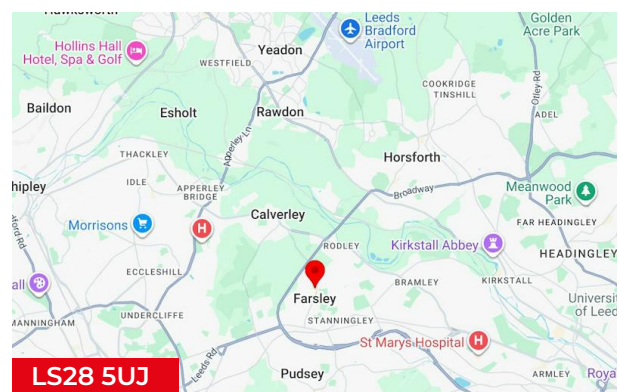
An EPC is available upon request.

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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