



APPROXIMATELY 362 SQ FT

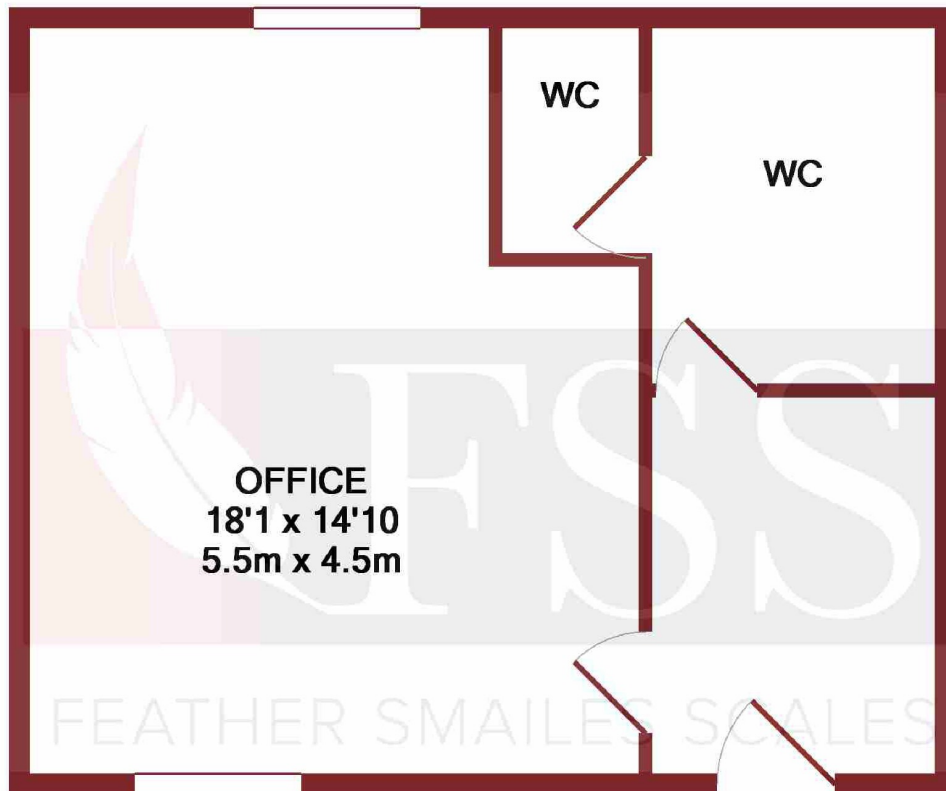
## Description

An opportunity to lease a ground floor office suite on the renowned Farnley Business Park. This could be varied to suit different business needs if required and benefits from its own WC and kitchen facilities. The rent includes heating and electric.

The premises benefit from being decorated to a modern yet traditional standard, with ample car parking and high speed broadband connectivity. An excellent opportunity to rent offices in this rural development yet within easy reach of Otley, Leeds Bradford Airport, Leeds City Centre, the A1(M) and M62/M1.

**GROUND FLOOR OFFICE  
SUITE**

**£6,000**  
Per annum



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## Location and Directions

From the centre of Otley head North along Kirkgate and follow the road straight on over the bridge. Once over the bridge turn right into Farnley Lane and follow the road for approximately one mile where the offices can be found on the left hand side, just after the turn off onto the B6451.

## Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

## Rateable Value

Rateable Value: TBA

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Costs

Unless stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

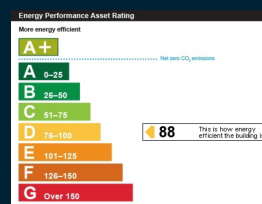
## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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