

Fully Refurbished  
Air-conditioned  
Commercial Property

# TO LET



**2 STATION ROAD, OTLEY**  
**LEEDS, LS21 3HX**  
SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

**3,009 SQ FT**  
with private parking  
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## Description

2 Station Road comprises an attractive and highly prominent two storey, detached period property benefitting from private car parking to the front and rear.

The property is presented to a very high standard having been recently refurbished and currently provides high-quality office space over ground and first floors with private offices, meeting rooms, kitchen and WC's.

The property has been subject to a comprehensive refurbishment throughout and benefits from a specification that includes LED lighting, and air conditioning across the light & airy accommodation.

Whilst currently used as office accommodation, the property could equally suit a number of alternative uses such as a medical or dental clinic, or potentially a conversion to residential, subject to any necessary planning approval.

## Location

The property occupies a highly prominent corner plot on the junction of Station Road and Barras Lane in the heart of the popular and thriving centre of the market town of Otley.

The attractive town centre is home to a wide range of businesses and amenities including cafes, restaurants, and independent shops. It offers easy access to Leeds and Bradford city centres, along with the surrounding conurbations.

## Accommodation

The accommodation comprises the following:

**Ground Floor 1,532 SQ FT**  
**First Floor 1,477 SQ FT**  
**TOTAL 3,009 SQ FT**

The property provides useful private parking to the side and rear

## Terms

2 Station Road is offered to let on a new lease for a term of years to be agreed at a quoting rent of £45,000 + VAT

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## Viewings

For further information or to arrange a viewing, please contact WSB



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