

UNIQUE RURAL OFFICE/ STUDIO

602 SQ FT (56 SQ M)

- Characterful Features
- Fitted kitchen and WC facilities
- 2 car parking spaces
- Open Plan
- Ducted heating system



TO LET

Unit K

Home Farm Business Park
The Avenue, Apperley Bridge
ShIPLEY
BD17 7RH

£9,500 + VAT
per annum

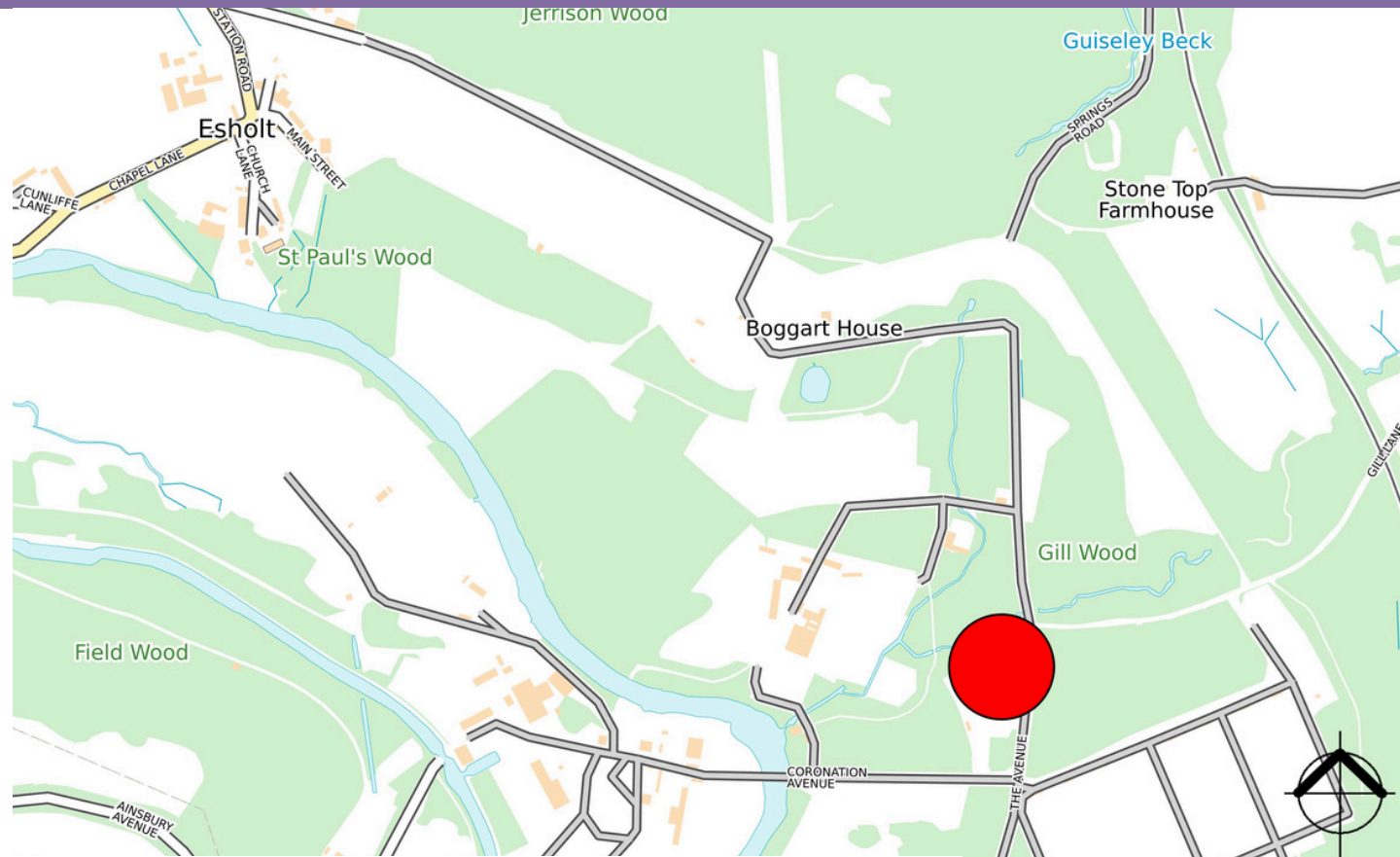


commercial@adairpaxton.co.uk
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LOCATION

The subject property is positioned 4 miles north of Bradford and 3 miles away from Leeds/ Bradford Airport. Furthermore, Apperley Bridge Train Station is 1 mile away, providing a great travel point.

Roads nearby are A6033 and the A658 Apperley Lane.



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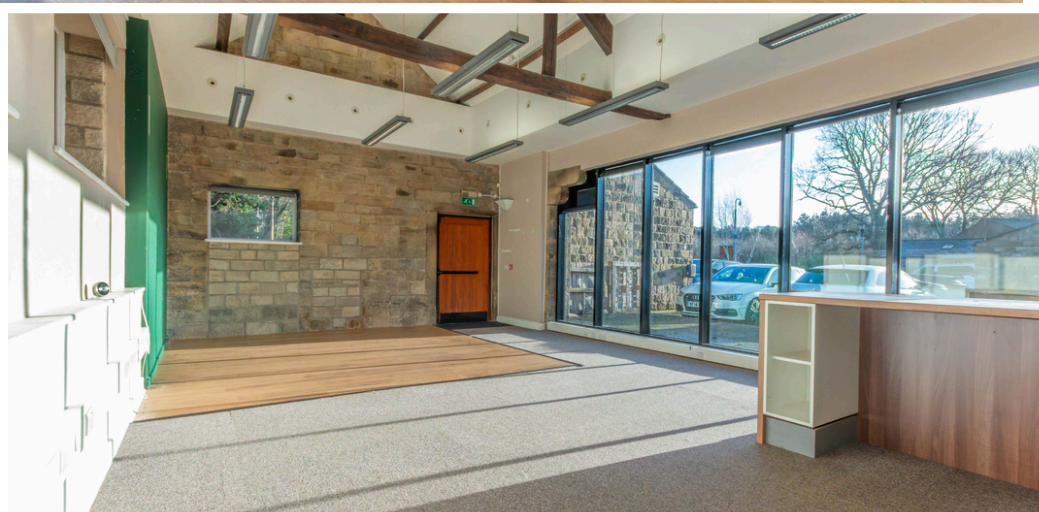
DESCRIPTION

Unit K is a self contained stone building situated north of the home farm business park.

It is a stone construction property boasting an open plan layout, exposed oak beams and a ducted heating system.

The property benefits from a kitchenette area and WC facilities, as well as exposed stone walls, timber beams and great floor to ceiling height.

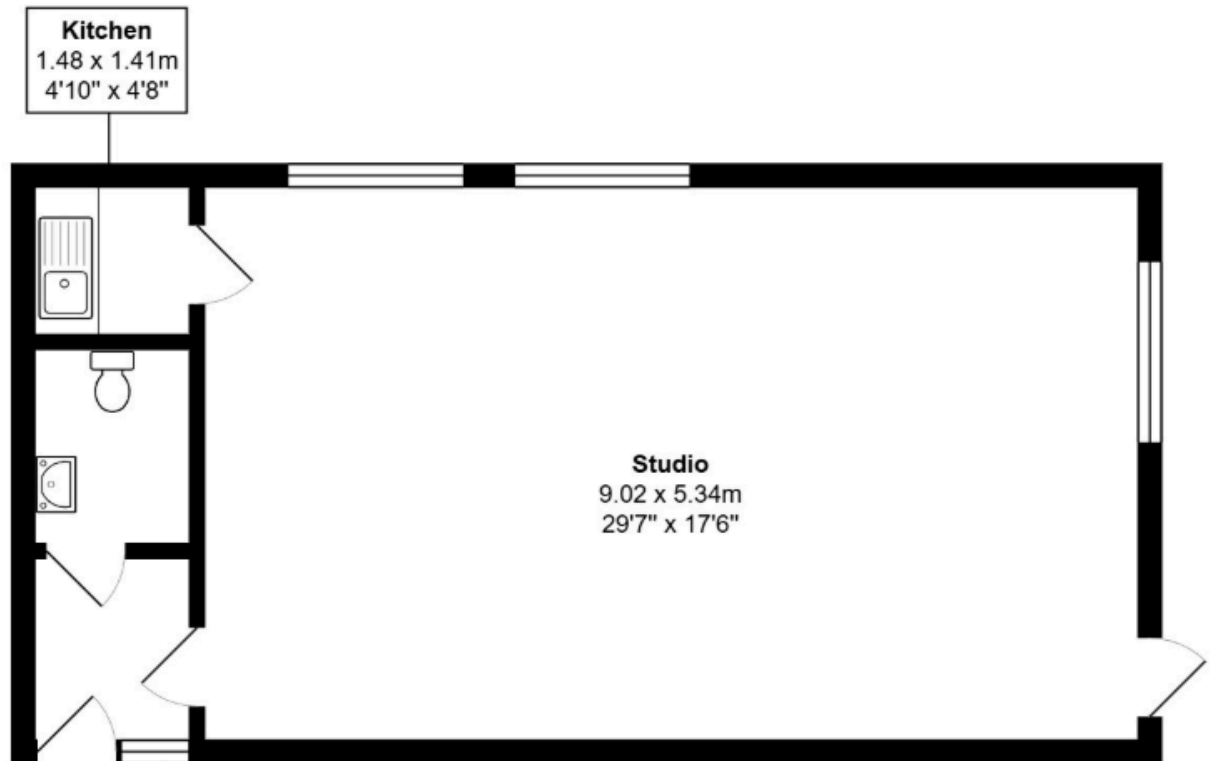
Externally, there are two allocated car parking spaces.



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	602	56
Total	602	56





EPC

The property currently benefits from an EPC rating of C-60.

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 £9,500 VAT per annum.

VAT

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

SERVICE CHARGE

A service charge is applicable. Further details available upon request.

LEGAL COSTS

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

RATEABLE VALUE

We have made enquiries with the VOA website, where it states that there is a rateable Value of £5,800. This is due to rise to 6,300 from 1st April 2026.

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



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Property Specialists ■ ■ ■ ■