

TO LET
OFFICE PREMISES

£10,000 per annum

- 822 sq ft (76.4 sq m)
- Self-contained unit
- Open Plan Office Space
- Double Glazing
- Kitchen and WC Facilities
- Meeting Rooms

**CASSFIELD WORKS
OFF VICTORIA ROAD
GUISELEY
LS20 8DP**



Location

The subject property is situated off Victoria Road which forms the main central access road with the A65 Otley Road in the centre of Guiseley. The property is situated at the mid-point of Victoria Road at its junction with Cavendish Road. The unit is surrounded by several well serviced bus routes and is within very short walking distance of Guiseley train station. There are also a multitude of Guiseley town centre amenities in close proximity such as, Morrisons Supermarket, Costa Coffee, M&S Simply Food and Boots.

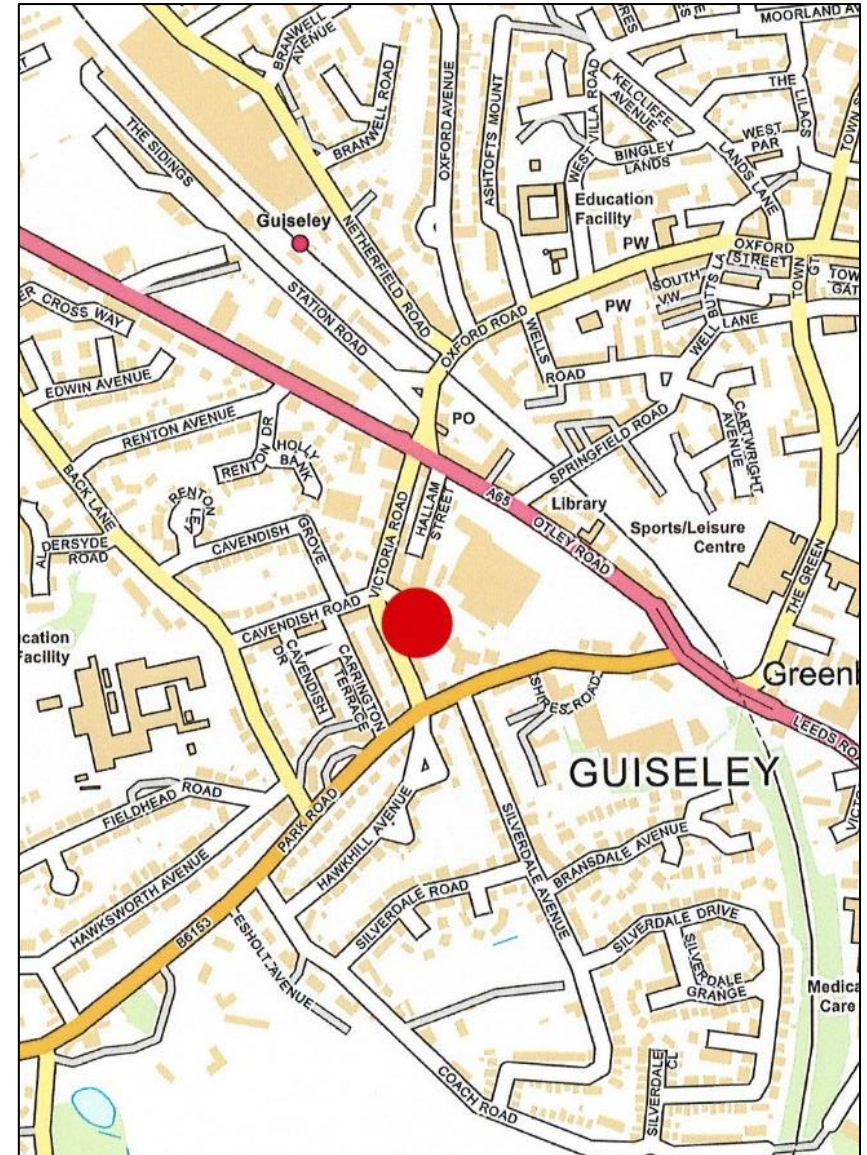
Description

Cassfield Works is a self-contained office property of stone construction, offering two floors of predominantly open plan office accommodation with:

- Double Glazed Windows
- Kitchen and WC facilities
- Meeting Rooms
- Gas Central Heating

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: **822 sq ft (76.4 sq m)**





EPC

The property currently benefits from an EPC rating of D -84.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is not applicable. All prices, premiums and rents are quote exclusive of VAT at the prevailing rate.

Terms

The property is available to let on new full repairing and insuring terms at a commencing rental of £10,000 p.a.

Rateable Value

According to the Valuation Office Agency Website, the premises has a current 2023 rateable value of:

- Ground Floor Office: £2,900
- 1st Floor Office: £3,450

Interested parties are advised to direct further enquiries to the local authority.

Subject to contact

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Produced: Details amended April 2024

For more information, please contact:

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All Enquiries:

For further information or to arrange a viewing please contact:

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