

## UNIQUE RURAL STUDIO SPACE

1,472 SQ FT (136.7 SQ M)

- Gas-fired central heating
- Fitted kitchen facilities
- WC on both floors
- Communal car park
- Electric security gate entrance



[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)  
0113 239 5770 (Ext 2)

**TO LET**



**Unit 2, The Courtyard Building**  
Thorpe Lane, Guiseley  
LS20 8LG

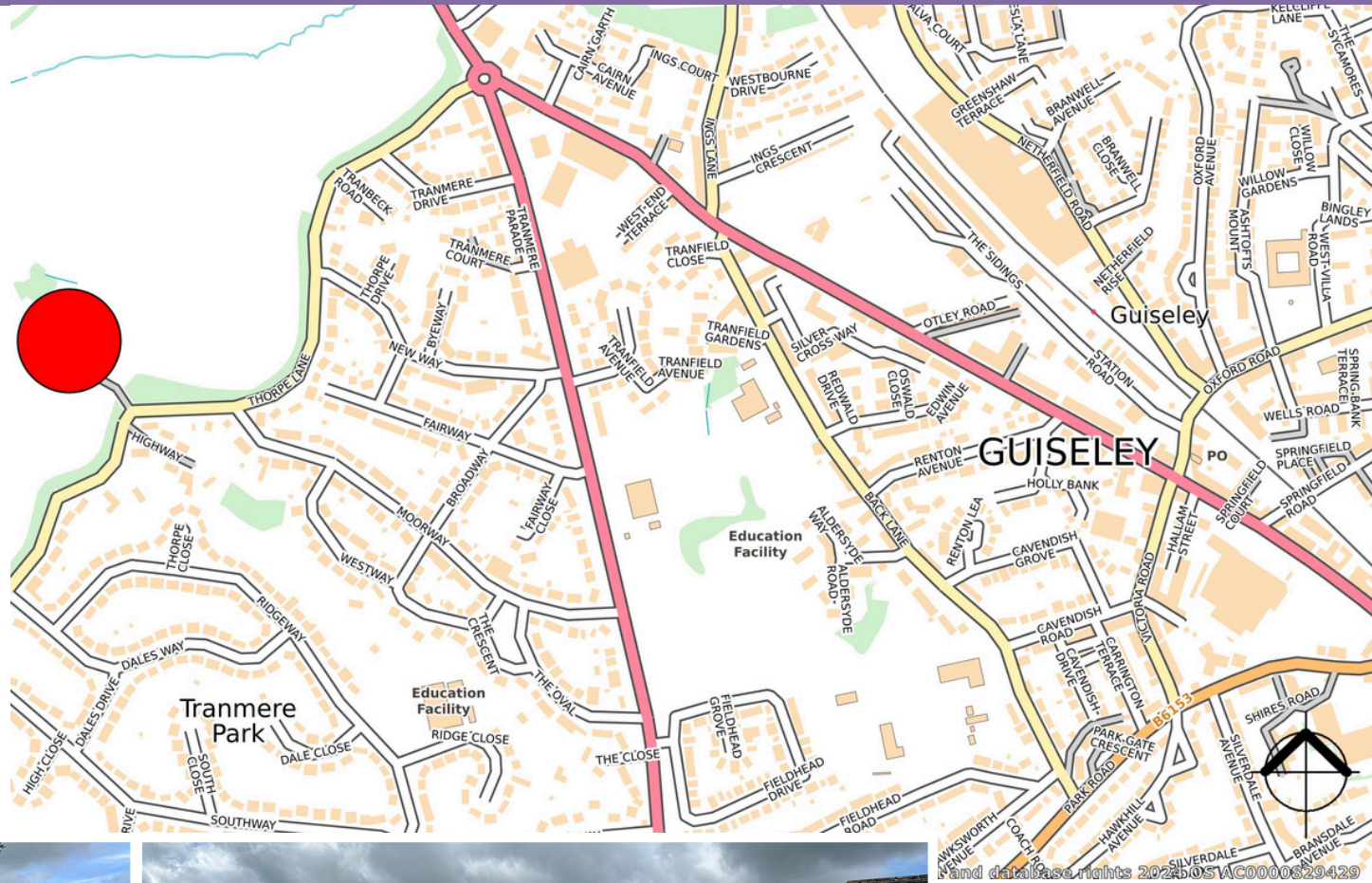
**£17,600**  
per annum



# LOCATION

The subject property is positioned within The Hawksworth Estate and located in very close proximity to the A65 / A6038 junction serving Leeds and Shipley / Bradford.

Situated close to Guiseley Town Centre, the site is a short distance from a short distance from Guiseley train station and benefits from a variety of local retail and leisure facilities.



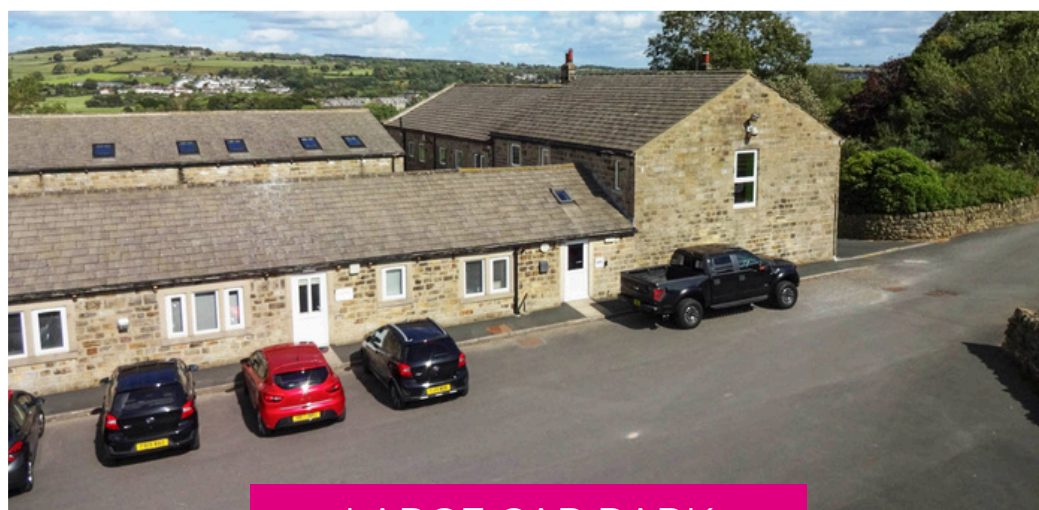
GUISELEY, LEEDS



VIEW FROM PROPERTY



## RECEPTION AREA



## LARGE CAR PARK

## DESCRIPTION

Forming part of the 500-acre Hawksworth Estate and surrounded by stunning landscape scenery, the property provides a unique rural office opportunity.

Unit 2, The Courtyard Building is an attractive stone construction property arranged over ground and first floors, providing a combination of open plan and cellular office accommodation.

The property benefits from a characterful reception area with open stone-faced wall and exposed timber roof joists and offers a specification including:

- Gas fired central heating
- Fitted kitchen facilities
- WC Facilities on both floors
- Large communal car park
- Electric security gate entrance





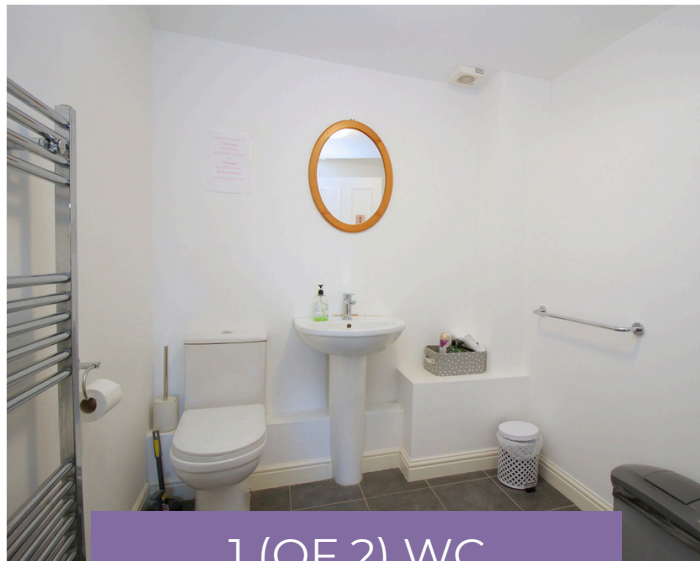
1 (OF 5) OFFICES



KITCHEN



2 (OF 5) OFFICES



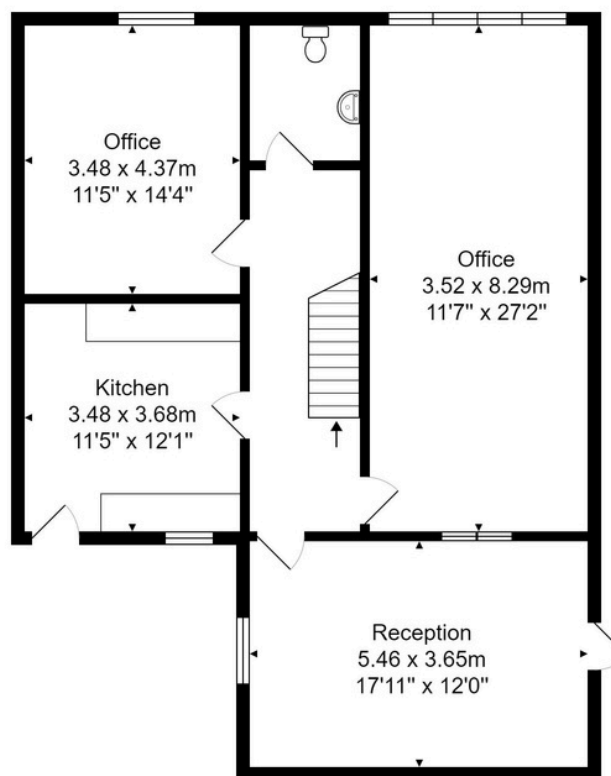
1 (OF 2) WC



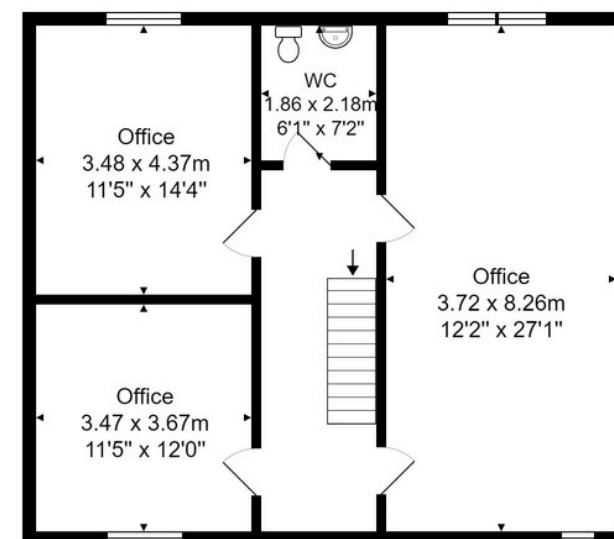
# ACCOMMODATION

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
<b>Ground Floor</b>	840	78.05
<b>First Floor</b>	632	58.71
<b>Total</b>	1472	136.76



Ground Floor



First Floor





## EPC

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

## VAT

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

## LEGAL COSTS

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

## 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 £17,600 + VAT per annum.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £14,750.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is September 2024.

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



**Will Tomlin**

[will.tomlin@adairpaxton.co.uk](mailto:will.tomlin@adairpaxton.co.uk)

0113 239 5776



**Alfie Stevens-Neale**

[alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)

0113 239 5778

.....

**For all other commercial enquiries:**

[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)

[www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

0113 239 5770

**Adair Paxton**  
Property Specialists ■ ■ ■ ■ EST 1859