

## UNIQUE RURAL OFFICE / STUDIO

785 SQ FT (72.9 SQ M)

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- Characterful Features
- Ducted Heating / Cooling System
- Kitchen and WC Facilities
- 3 Car Parking Spaces



**TO LET**

**The Fold,  
Home Farm Buiness Park  
The Avenue, Esholt,  
Shipley  
BD17 7RH**

**£11,500  
per annum**

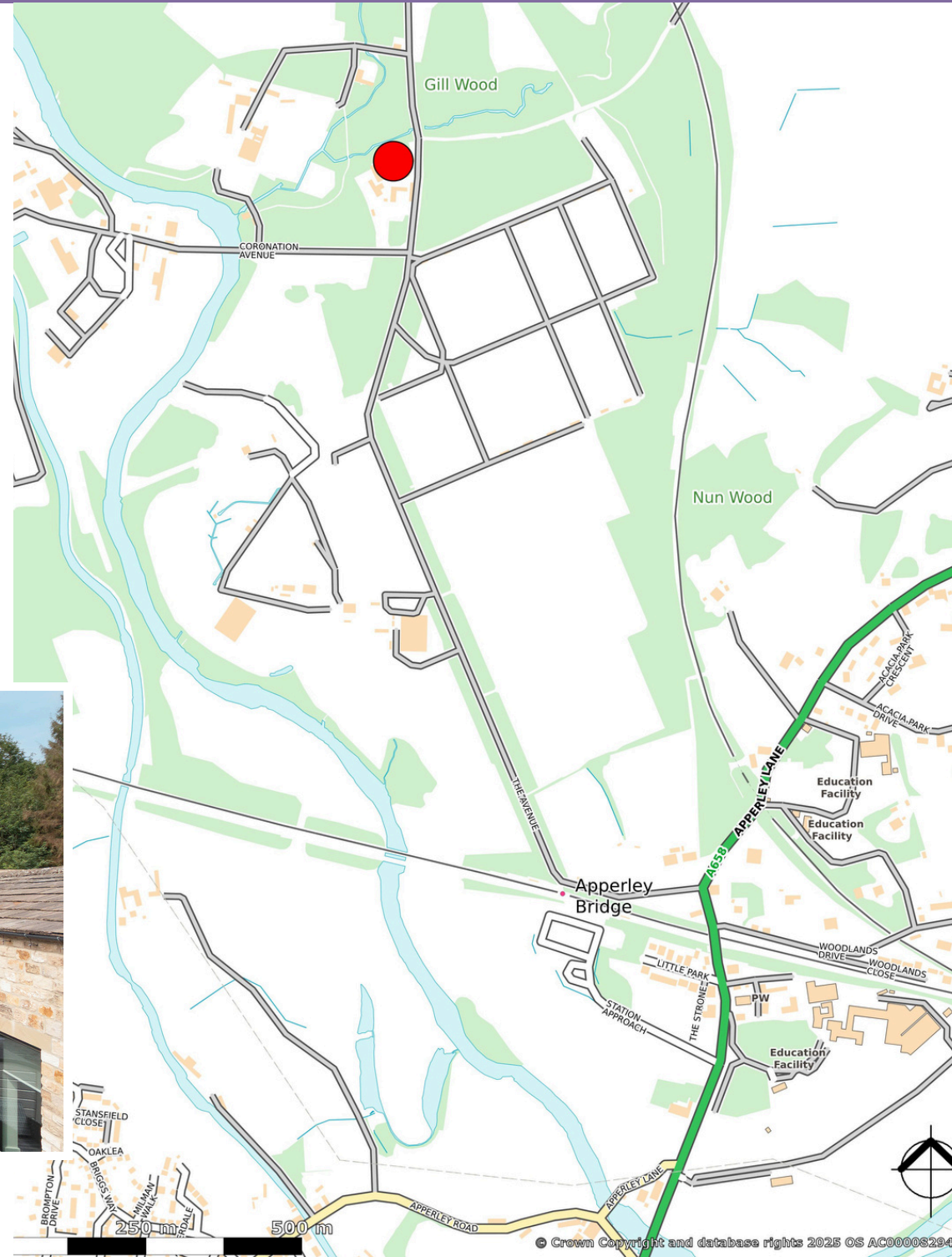


[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)  
0113 239 5770 (Ext 2)



# LOCATION

Home Farm is situated in a rural position, equidistant between the A658 Apperley Lane to the east and the A6033 Hollins Hill to the west. Located some 10 miles north-west of Leeds city centre and 4 miles north of Bradford, the site lies adjacent to Esholt Hall, a major conference facility within half a mile of Esholt village, providing local facilities. Leeds/Bradford Airport is approximately 3 miles away.



VIEW FROM PROPERTY





## DESCRIPTION

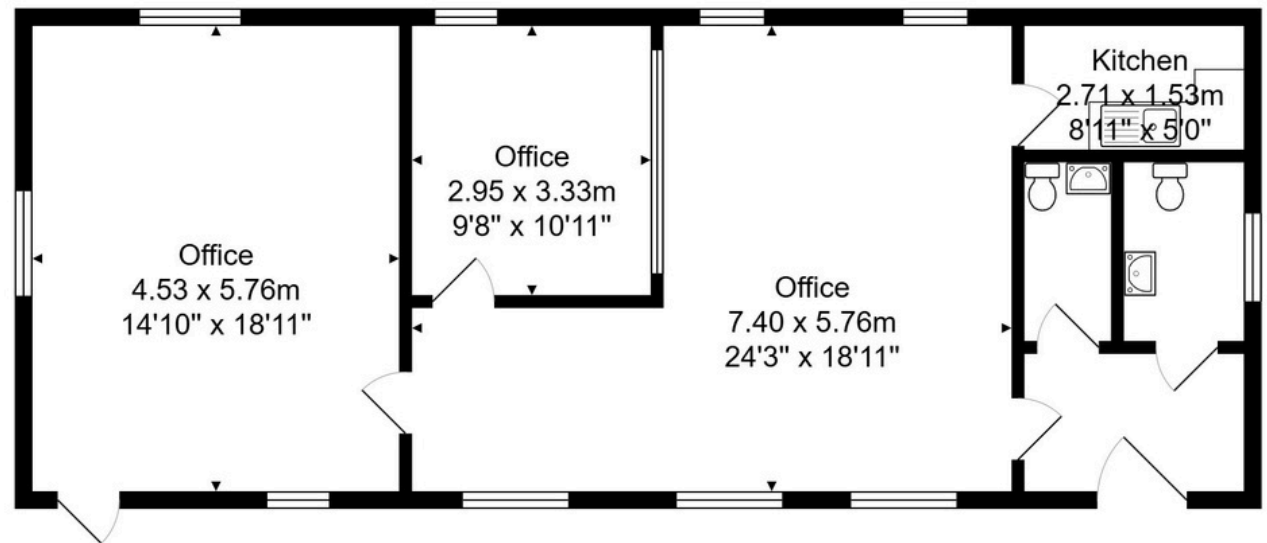
The property comprises a link detached stone converted office building within a courtyard setting and landscaped grounds. The building has been extensively renovated and refurbished to provide high-quality office accommodation while retaining many of the characterful features. The specification includes exposed oak beams, LG7 lighting, CCTV, ducted heating/cooling system and double glazing throughout.

Externally there are 3 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
<b>Ground Floor</b>	785	72.9
<b>Total</b>	785	72.9







## EPC

The property currently benefits from an EPC rating of D-94.

## VAT

We understand that VAT is not applicable at the property

## 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 £11,500 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: £7,300.

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# 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

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**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

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Property Specialists ■ ■ ■ ■