Dacres COMMERCIAL

RETAIL | OFFICE | INDUSTRIAL | LAND | HEALTHCARE | INVESTMENT




## For Sale

## (May let)

- Can be purchased together or individually
- Suitable for a number of uses Subject to Planning
- Established business park location
- High quality hybrid accommodation
- From £210,000

# Units 1 & 2 Drill Hall Business Park, Ilkley LS29 8EZ

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

dacres.co.uk

## Location

Drill Hall Business Park is located between Leeds Road (A65) and East Parade, comprising 17 mixed used commercial properties lying to the south of Ilkley town centre. Vehicular access is off East Parade with additional pedestrian access taken from Leeds Road. The immediate area is predominantly industrial and commercial buildings bordering the residential area to the east.

## Description

The property comprises a purpose built two storey light industrial unit. To the ground floor are two main warehouse/workshop spaces benefitting from an eaves height of approximately 2.72m and two manual roller shutter doors. Additionally, there are two toilet facilities located off the workshop space. The property benefits from two sets of 3 phase power.

The upper floor comprise the main office facilities benefitting from plaster and painted walls, carpet floor covering and fluorescent strip lighting with two fitted kitchens.

Externally, the property is demised six car parking spaces. Four of which allocated to unit one and two to unit two.

## Accommodation

Approximate Gross Internal area-

| | Sqm | Sqft |
|---|---|---|
| Unit 1-GF | 74.48 | 802 |
| Unit 1- FF | 74.48 | 802 |
| Unit 2- GF | 71.69 | 772 |
| Unit 2- FF | 72.02 | 775 |
| Total | 292.67 | 3,149 |

## Business Rates

We made enquiries of the VOA website and the following information is listed on the 2026 list.

Unit 1 - £10,500
Unit 2 - £9,700
Qualify for small business rates relief subject to qualification.

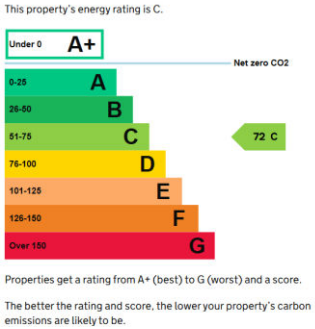
## Terms

Unit 1 and 2 are available individually or together at a rent of £18,000pa for unit 1 and £16,000 for unit 2.

For the freehold, our client would consider offers in the region of £225,000 for unit one and £210,000 for unit two or £420,000 for both units combined.

## Parking

A total of 6 spaces are available and let separately at a cost of £36 per car space per annum.




## VIEWING / FURTHER INFORMATION

**Dacres Commercial**

**Hedley Steel 07522676995**
HKS@dacres.co.uk

**Malcolm Stuart Property Consultants-**
**James Stuart 07841470654**

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