

To Let

- Can be let together or individually
- Suitable for a number of uses
Subject to Planning
- Established business park location
- High quality hybrid accommodation
- Rent from £16,000pa

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

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@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

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 2017 list.

Unit 1 - £10,250
Unit 2 - £9,600
Non-Domestic Multiplier 2024/5: 49.1p

Terms

Unit 1 and 2 are available individually at an initial rent of together at the following initial rent.

Unit1: £16,000pa
Unit 2:£17,000pa
Units 1&2: £36,000pa

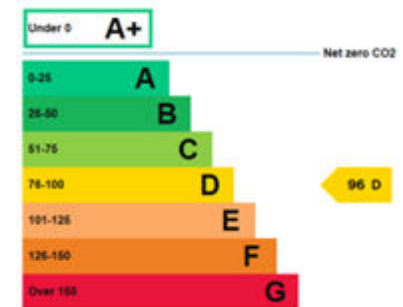
The landlord may also consider offers for the freehold in excess of £400,000

Parking

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

Legal costs

Each party to the transaction will be responsible for their own legal costs



VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** December 2025