

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

PRESTIGIOUS OFFICE BUILDING TO LET

**(FROM APPROX. 56.0 SQ.M. (600 SQ.FT.)
up to (APPROX. 155.4 SQ.M. (1,661 SQ.FT.)
WITH PRIVATE PARKING**



FOSTON HOUSE RIDDINGS ROAD ILKLEY LS29 9LU

- Premium quality offices arranged over three floors •
 - Prime central location •
 - Useful basement storage •
 - Private on site parking •
- Available immediately – flexible terms •

RENT OFFERS CONSIDERED

The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104



Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Particulars

(The following information is offered for guidance – interested parties should satisfy themselves as to the accuracy of all details).

Foston House is situated within Ilkley town centre, on the fringe of the main shopping area and just off The Grove – convenient for all amenities the town has to offer. Good transport links are available both by road and rail (electrified Wharfedale line) – the station being within five minutes walking distance.

Accommodation

Ground Floor:

ENTRANCE VESTIBULE/PORCH; OFFICE 4.64m x 4.4m; OFFICE 4.62m x 4.56m plus bay window; OFFICE 4.26m x 4.11m; REAR LOBBY with STORE OFF and W.C./wash basin.

Lower Ground Floor:

STORE AREAS 4.4m x 4.1m (gas central heating boiler) plus 4.8m x 1.72m.

First Floor:

LANDING; OFFICE 4.63m x 4.46; OFFICE 4.66m x 4.55m; OFFICE 4.28m x 4.14m; KITCHEN 2.18m x 1.55m with steel sink unit and gas heating boiler; W.C. and wash basin.

Second Floor:

LANDING AREA with STORE CUPBOARD off 1.84m x 1.21m; OFFICE 4.66m x 4.56; OFFICE 4.63 x 4.49m.

Schedule of Accommodation

Ground floor offices	56.6	609
First floor offices	56.9	612
Second floor offices	40.9	440
Total	154.4	1661

Externally:

Private marked parking for four vehicles to frontage.

Rating: Rateable Value £11,250. The uniform business rate for the year 2009/2010 is 48.5p with the amount being payable £5,456.2 (source: Bradford MBC – 01274 437744).

Services: Mains services are understood to be available and installed and the accommodation has the benefit of gas central heating. None of the services or installations have been tested.

Lease Terms: The premises are available immediately with effect from September 2009 on standard commercial (tenants effective full repairing and insuring) terms for a minimum lease period of three years.

Legal Costs: The ingoing tenant will be responsible for the landlord's reasonable legal costs.

RENT: Rent on application (from £9,000 per annum to £22,500 per annum exclusive).

Viewing: Strictly by arrangement with the sole agents – tel. 01756 748100 (ref: AMD/ER).

Date of Preparation: 22.12.09