



**SUITE B SECOND FLOOR
LENCETT HOUSE
45 BOROUGHGATE
OTLEY
LS21 1AG**

TO LET

SECOND FLOOR OFFICE SPACE

TOTAL AREA: 717 SQ FT (66.6 SQ M)

First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

LOCATION

The property is located in the market town of Otley, 12 miles north-west of Leeds and 10 miles south-west of Harrogate. The premises front Boroughgate in the centre of the town and very conveniently located close to the main bus station.

DESCRIPTION

The premises occupy a suite within the second floor with a dedicated entrance fronting Boroughgate. The internal specification benefits from a recent refurbishment offering predominantly open-plan space with additional meeting rooms, with suspended ceilings and Cat 2 lighting, electric heaters, perimeter trunking and separate WC and kitchen facilities for each suite.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 717 sq ft (66.6 sq m).

TERMS

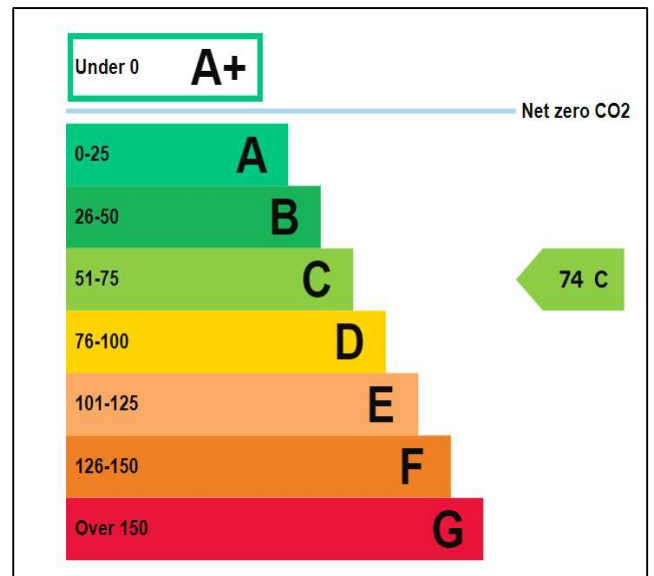
The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£12,000 p.a.** to include buildings insurance and Service Charge.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£7,000**. Interested parties are advised to direct further enquiries to the local authority.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).



SUBJECT TO CONTRACT

Details prepared January 2024

SPD/LPJ

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.