



Rent on application

- High Quality Office
- Set in attractive grounds
- Well known prominent property
- On site car parking
- Total accommodation – 754.9 sqm (8,126 sqft)

**International Development Centre, Valley Drive, Ilkley, West
Yorkshire, LS29 8AL**

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

dacres.co.uk   

Location

The property is located off Valley Drive, which provides the connection between Ilkley and Ben Rhydding. Both of which are also located on the Wharfedale Line providing a train service to Leeds and Bradford city centres with an approximate journey time of 30 minutes.

Valley Drive is accessed from A65 which in turn merges with the A660 at Otley providing a direct route into Leeds city centre.

Description

The property known locally as the International Wool Secretariat was built in 1968 and has a Grade II listed status. The property is set within landscaped grounds with an abundance of onsite **designated** parking.

Internally, the subject suite is located on the second floor of the East Wing which can be accessed via both a communal staircase and passenger lift. The accommodation provides a mixture of cellular meeting room/ office space together with a main open plan space.

The suite featuring a suspended ceiling housing recessed fluorescent strip lighting. Additionally, CAT5 cabling is mounted to the perimeter feeding back to an air conditioned server room with 3 phase power supply.

Given the size, there are two areas demised as a kitchen facility together with a useful store room.

Accommodation

	Sqm	Sqft
Second Floor East Wing	754.9	8,126

Business Rates

Rateable Value: £45,759

Standard Non-Domestic Multiplier 2021/22: 49.9p

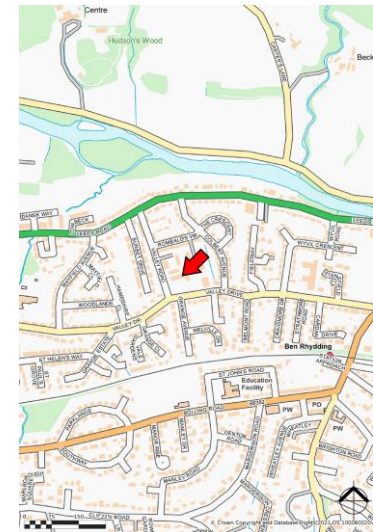
N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The property is available by way of a new lease on effective full repairing and insuring terms with service charge covering upkeep of the building together with utility costs. Details on rent and service charge are available upon request.

Legal costs

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



VIEWING / FURTHER INFORMATION

Call 01943 885412

Ref: Matthew Brear



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