FLJ

To Let



Offices at Holly Park Mills

Woodhall Lane, Calverley, Leeds, LS28 5QS

COUNTRYSIDE MILL OFFICE WORKSPACE – recently refurbished, open plan, self-contained, characterful office workspaces

2,569 to 5,868 sq ft
(238.67 to 545.16 sq m)

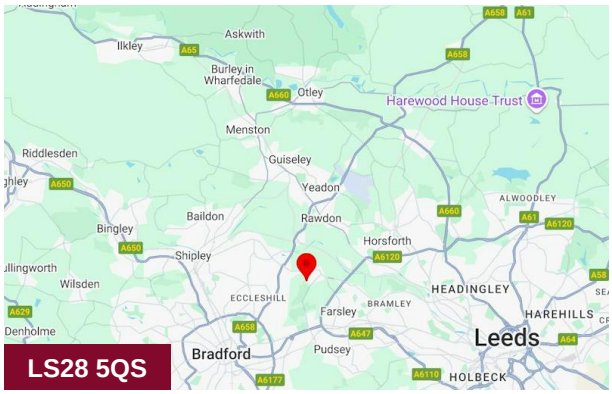
- Design House - characterful and attractive workspace in a detached building over ground and first floors
- Fabric House - attractive, historic mill building with existing fitout
- Open plan offices with fitted kitchen and meeting room space
- Attractive historic mill conversion
- Self-contained buildings with strong branding opportunities

- High quality shower facilities
- Generous car parking with EV charging available

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Summary

Available Size	2,569 to 5,868 sq ft
Rent	£15 per sq ft
Rates Payable	£5.10 per sq ft
Service Charge	N/A
Car Parking	N/A
Estate Charge	£0.59 per sq ft
EPC Rating	C (70)







Description

Holly Park Mills has a rich history dating from 1866, carrying out weaving, scribbling, spinning and finishing services to the local textile industry. The mill complex comprises a range of refurbished, modern office spaces with ample on-site car parking.

Fabric House is an attractive, historic mill building providing characterful workspace. The ground floor is currently fitted with a series of excellent meeting rooms of varying sizes, with open plan workspace and a generous kitchen on the first floor.

Location

Holly Park Mills is located in a pleasant edge of countryside setting yet conveniently positioned equidistant between Leeds and Bradford and less
than 15 minutes' drive from Leeds Bradford airport.

The development is easily accessed off the main A6120 Outer Ring Road within a short drive 15-20 min drive of both Leeds and Bradford city centre. A range of local amenities are on offer in Calverley or nearby Pudsey and Greengates.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Fabric House	2,569	238.67	Available
1st - Fabric House	3,299	306.49	Available
Total	**5,868**	**545.16**	

AML

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Viewing & Further Information

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