

TO LET



HIGH QUALITY ENVIRONMENTALLY
FRIENDLY OFFICE ACCOMMODATION



Unit 7, Carlshead Business Centre, Paddock House Lane, Sicklinghall, Wetherby, LS22 4BJ

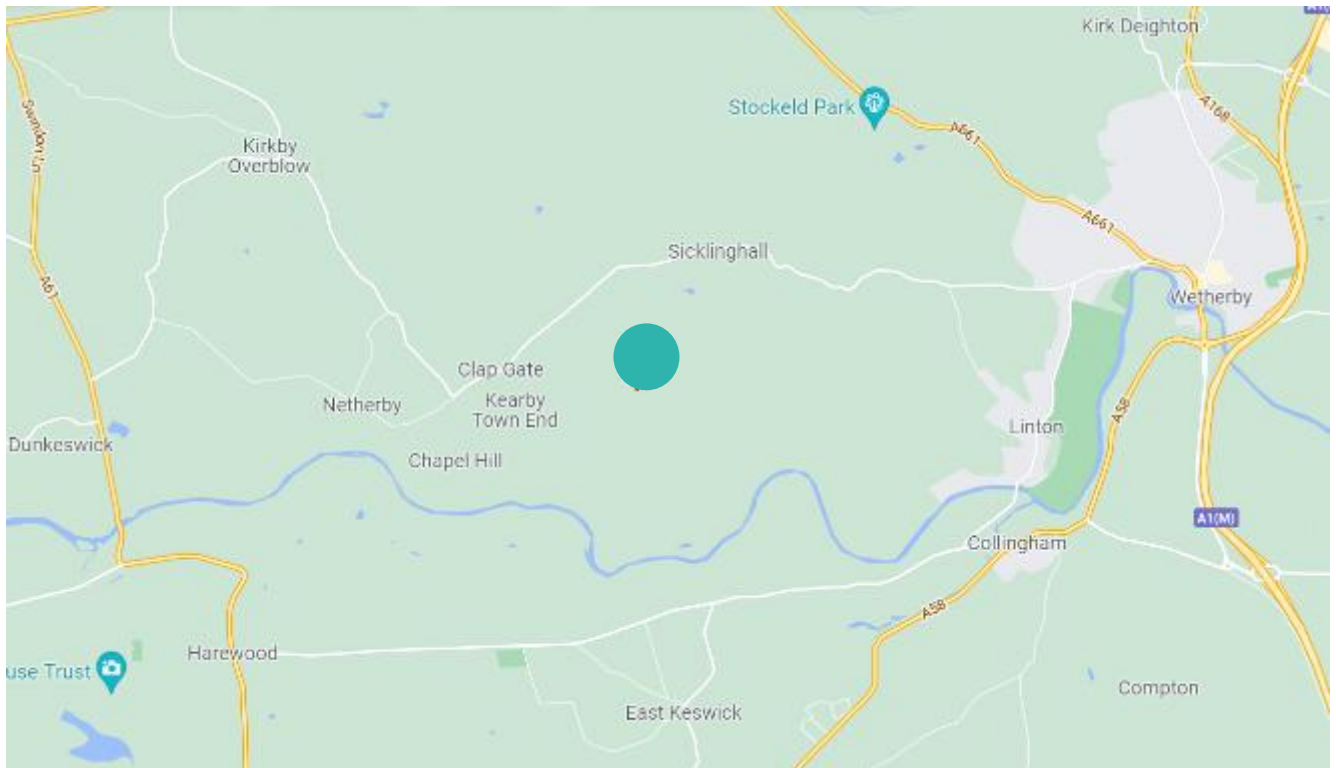
Rent – £16.67 per sq ft (all inclusive)

Size – 650 sq ft

- Beautiful scenic location in North Yorkshire
- Sustainable green energy from biomass and wind turbines
- High quality office space

LEASING CONSIDERATIONS

- Available by way of a new FRI lease for term of years to be agreed
- Accommodation of 650 sq ft offices
- First floor offices in attractive rural surroundings,
- Quoting £16.67 per sq ft inclusive of electricity, heating, maintenance, alarm and insurance.
- Electricity powered entirely by wind turbines and heating from biomass offering environmentally conscious occupiers low carbon footprint accommodation
- Ample yard space and parking (up to 6 spaces)
- High quality office space with atrium, meeting room and W/C facilities.



LOCATION

Located The Carlshead Business Centre is located in Lower Wharfedale near the Village of Sicklinghall, three miles west of Wetherby. Leeds, Harrogate and York are all within easy reach, being 11 miles, 6 miles and 15 miles respectively. The A1(m) is 10 minutes away and Leeds Bradford Airport is just 20 minutes by car.

DESCRIPTION

The property is a converted mill building which forms part of a multi let office complex that has kept a great deal of its rustic charm and character. The office space provided is modern with exposed roof structure beams at first floor, carpeted, plastered and painted to a high standard, kitchenette, wall mounted compact fluorescent uplighters and secured by an existing alarm system.

The facility has the benefit of an atrium, landscaped central garden, meeting room, communal W/C and showering facility.

Externally the property is landscaped and well maintained with ample parking on a compact hardcore area.





VAT

Rents and costs are subject to VAT

TERMS

Rent – £16.67 per sq ft all inclusive rent

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

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April 2025

SUBJECT TO CONTRACT