

TO LET



HIGH QUALITY ENVIRONMENTALLY
FRIENDLY OFFICE ACCOMMODATION



**Unit 5, Carlshead Business Centre, Paddock
House Lane, Sicklinghall, Wetherby, LS22 4BJ**

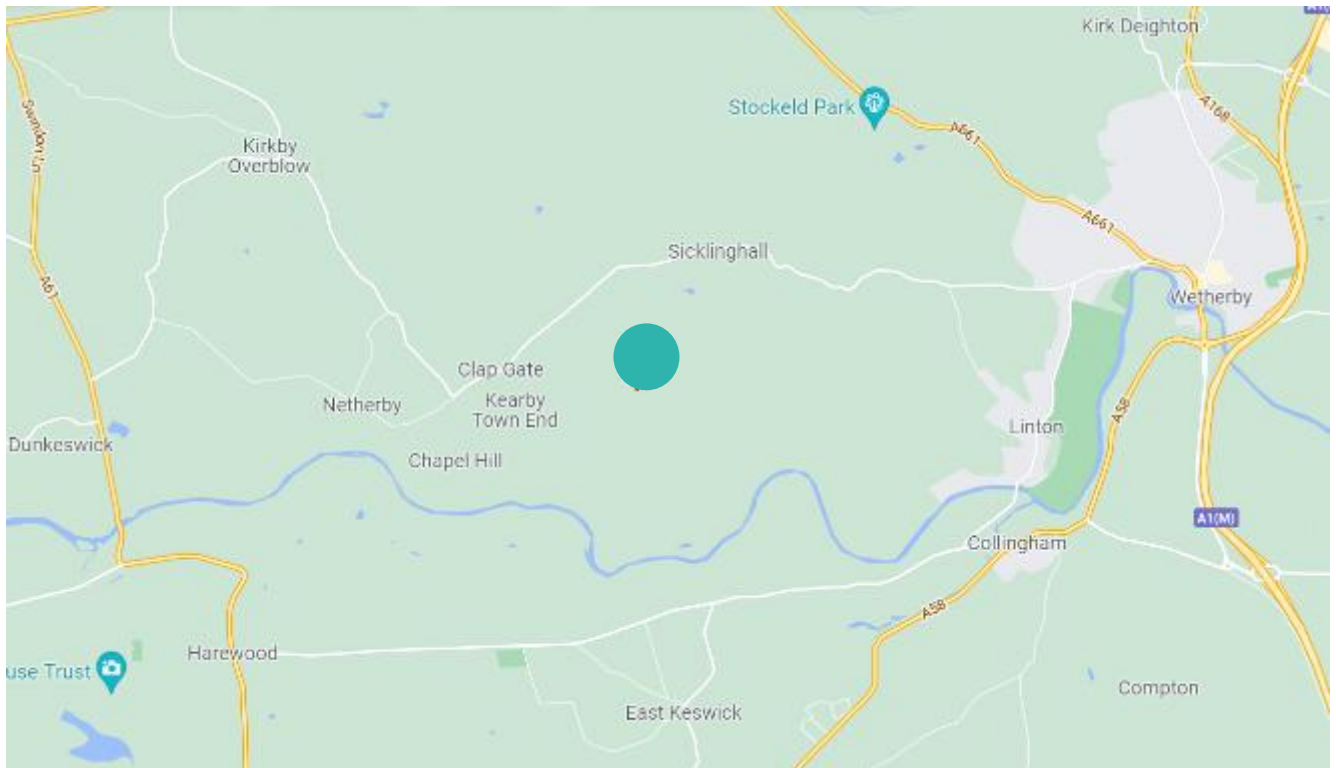
Rent – £694.60 per calendar month (all inclusive)

Size – 500 sq ft

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

LEASING CONSIDERATIONS

- Available by way of a new FRI lease for term of years to be agreed
- Accommodation of 500 sq ft offices
- Ground floor offices in attractive rural surroundings
- Passing rent of £694.60 per calendar month + VAT inclusive of electricity, heating, maintenance, alarm and insurance.
- 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 ground 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 – £694.60 per calendar month + VAT 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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September 2025

SUBJECT TO CONTRACT