

# TO LET

- 8 brand-new high-quality hybrid workshop/office units.
- 5 units each totalling 1,700 sq.ft split evenly over ground & first floor.
- 3 units each totalling 2,800 sq.ft split evenly over ground & first floor.
- Dedicated parking with EV charging point.
- Thriving commercial centre with over 60 occupiers.
- Café and gym onsite.
- Eco friendly.



NEW BUILD HYBRID WORKSHOP/OFFICE UNITS

THE BOSTOCK BUILDING, SPRINGFIELD MILLS, FARSLEY, LS28 5YH

## LOCATION /SITUATION

The Bostock Building is a brand new development at Springfield Mills in Farsley, situated 6 miles (9.66km) north west of Leeds and 6.4 miles (10.30km) north east of Bradford. There is good access to the Leeds Outer Ring Road (A6110 & A6120) situated less than a mile from the property which in turn provides access to the wider motorway network. Bus stops situated at each entrance to the mill complex provide good transport links to both Leeds & Bradford City Centres. New Pudsey railway station lies 1.5 miles to the south.

Springfield Mills, formerly a thriving textile mill dating back to the 1850s, is now an established commercial centre home to an eclectic mix of over 60 businesses.

## DESCRIPTION

The property comprises 8 newly built high quality hybrid workshop/office units benefitting from the following specification:-

- Open plan ground floor workshop with roller shutter door and pedestrian access door.
- Quality office space at first floor
- High spec A/C, heating and ventilation.
- Good natural light from insulated roof panels
- Ample space externally for loading and dedicated parking
- EV charging point

## ACCOMMODATION

The units are split evenly over ground and first floors and have the following Gross Internal Areas:-

| Units 1 – 5 | Ground Floor | 850 sq.ft.   | 78.97 sq.m   |
|-------------|--------------|--------------|--------------|
|             | First Floor  | 850 sq.ft.   | 78.97 sq.m.  |
| TOTAL       |              | 1,700 sq.ft. | 157.94 sq.m. |

| Units 6 – 8 * | Ground Floor | 1,400 sq.ft. | 130.06 sq.m. |
|---------------|--------------|--------------|--------------|
|               | First Floor  | 1,400 sq.ft. | 130.06 sq.m. |
| TOTAL         |              | 2,800 sq.ft. | 260.12 sq.m. |

**\*Unit 6 – Now Let**

## TERMS

The premises are available as a whole by way of a new full repairing and insuring lease, for a term of years to be agreed.

## RENTAL

The units are available individually at the following rentals: -

|           |                                    |
|-----------|------------------------------------|
| Units 1-5 | <b>£25,000 per annum exclusive</b> |
| Units 6-8 | <b>£40,000 per annum exclusive</b> |

Service charge, buildings insurance, utilities and rates are all payable by the tenant and exclusive of VAT.



## EPC

The units have been independently assessed and rated either A or A+. Copies are available on request.

## VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## FURTHER INFORMATION



|        |                                                        |        |                                                          |
|--------|--------------------------------------------------------|--------|----------------------------------------------------------|
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