



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

OFFICES WITH SMALL WORKSHOP/WAREHOUSE

**HIGH CROFT MILLS, TOWN STREET,
GUISELEY, LEEDS, LS20 9DT**

184.40m² (1,985 sq. ft)



- New lease on terms to be agreed
- £12,000 per annum
- RV £9,700 (100% rate relief for eligible small businesses)
- ½ mile from Town Street's junction with Queensway/Oxford Street

0113 2348999

Location

The premises are situated in a predominantly residential area of Guiseley, just off Town Street close to Carlton Lane, approximately half a mile from Town Street's junction with Queensway/Oxford Street.

Description

Forming part of a rendered brick/stone property, the offices are arranged over two levels and benefit from their own reception. There is also workshop/warehouse space which has the roller shutter access. The building is alarmed.

Accommodation

Offices extending to 147.2m² (1,585 sq. ft)

Warehouse/workshop 37.2m² (400 sq. ft)

Including both male and female toilet provisions.

Rating

The Valuation Office website indicates that the premises are assessed to Rateable Value £9,700 under the 2023 Rating List.

The Business Rates payable for 2025/2026 are 49.9p in the £.

Applicants eligible for small business rate relief would be able to claim 100% rate relief on this property for the financial year 2025/2026.

Energy Performance Certificate

The premises have been assessed and have an EPC Rating of D (92).

Terms

The premises are available on a new lease, on terms to be agreed, at a rental of £12,000 per annum exclusive.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to make a contribution towards the landlord's legal costs in the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Richard Barker

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Ackroyd Dent & Co
Neil Drake

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Our Ref: 3088/A/RB
April 2025

Subject to Contract



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0113 2348999
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.