



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

WAREHOUSE/BUSINESS UNIT

**UNIT 11 THE SIDINGS, STATION ROAD,
GUISELEY, LEEDS, LS20 8BX**

307m² (3,305 sq. ft)

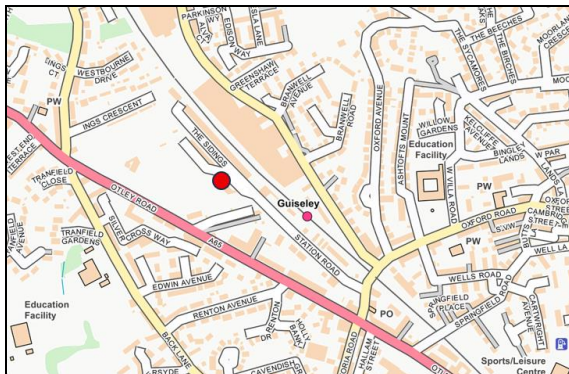


- Hybrid industrial/office space
- New lease on terms to be agreed
- Close to railway station and centre of Guiseley

0113 2348999

Location

The Sidings Business Park is situated at the end of Station Road in Guiseley, close to the railway station. Station Road is off Oxford Road next to its junction with Victoria Road and Otley Road which forms part of the A65 Leeds/Ilkley Road.



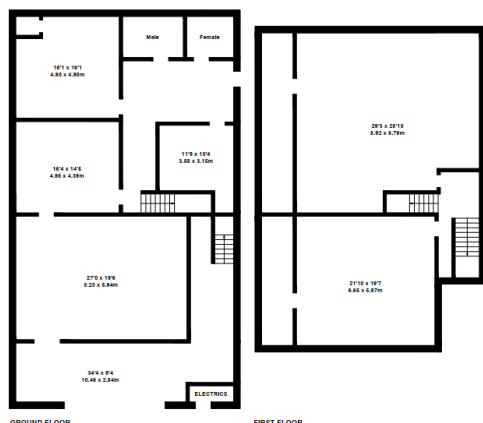
Description

An opportunity to lease a warehouse/business unit with extensive offices. The ground floor provides a reception which leads onto a staff/kitchenette plus male and female toilet facilities. There is also a meeting room/office. The warehouse has the benefit of a roller shutter. Staircases lead up to the mezzanine, which provides offices/storage.

Accommodation

Floor	Description	M ²	(sq. ft)
GF	Front reception/office	32.40	(349)
	Kitchen/staff area/toilets	34.60	(373)
	Meeting room/lobby	22.90	(247)
	Loading bay/warehouse*	91.70	(987)
Mezzanine	Open plan offices	78.30	(843)
	Offices/storage	47.00	(506)
	GIFA	307.00	(3,305)

*the previous tenants have created a work room environment in the existing loading bay/warehouse. The landlords have indicated that they have no objection to this area being made open plan



There is a loading area in front of the roller shutter doors, plus dedicated car parking.

Rating

The Valuation Office website indicates the premises are assessed to a Rateable Value of £24,000 under the 2023 Rating List.

The Business Rates payable for 2025/26 are 49.9p in the £.

Energy Performance Certificate

The premises have been assessed and have an EPC rating of C.

Terms

Asking rent £25,000 per annum exclusive.

VAT

VAT is applicable to the rental.

Service Charge & Insurance

There is a nominal service charge for the upkeep of common parts and share of external insurance premium.

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 be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
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Ackroyd Dent & Co
Neil Drake

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njd@ackroyddent.co.uk

Our Ref: 3682/A/RB
July 2025

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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