



**CARLSHEAD BUSINESS CENTRE, PADDOCK HOUSE LANE,
SICKLINGHALL, WETHERBY, NORTH YORKSHIRE. LS22 4BJ**



Offices to let

- 16.7 to 46.4 sq m (180 to 500 sq ft)
- Attractive rural surroundings
- Stunning converted barns
- On site car parking
- Carbon neutral
- All inclusive packages from £300 pcm +vat



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LOCATION

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 premises comprise award winning unique converted traditional stone farm buildings which provide modern workspace retaining many of the original features and benefits from being a carbon neutral building.

The accommodation is well finished internally including painted plastered walls, perimeter trunking, double glazing, WC and shower facilities, use of a free meeting room and on site car parking. Broadband access is also available.

ACCOMMODATION

The accommodation comprises the following net internal floor areas. These units are neighbouring and can be joined. These units share a kitchenette.

Unit 1	180 sq ft	16.7 sq m
Unit 2	420 sq ft	39 sq m
Unit 3	420 sq ft	39 sq m
Unit 4	500 sq ft	46.4 sq m

RATES

All units fall within the Small Business Rate Relief threshold

TENURE

The premises are available To Let by way of a new one year effective Full Repairing and Insuring Lease outside the Landlord & Tenant Act 1954.

VIEWING

Strictly by appointment. Please contact Gareth Gaunt on 07930 991454 or email gareth@carlshead.co.uk
