



Fabric House

Holly Park Mills, Woodhall Lane, Caverley, Leeds, LS28 5QS

Countryside mill office space on the edge of the city with generous car parking and excellent access to motorway and train links

2,396 to 5,172 sq ft
(222.60 to 480.49 sq m)

- Attractive historic mill conversion
- Open plan offices with a large fitted kitchen and meeting room space - ready to go!
- Self-contained building over ground and first floors with outstanding branding opportunities
- High quality shower facilities
- Generous car parking with EV charging available

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Summary

Available Size	2,396 to 5,172 sq ft
Rent	£13.50 per sq ft
Rates Payable	£5.10 per sq ft
Service Charge	N/A
Car Parking	N/A
Estate Charge	£0.59 per sq ft
EPC Rating	C (70)

Description

Holly Park Mills has a rich history dating from 1866, carrying out weaving, scribbling, spinning and finishing services to the local textile industry. The mill complex comprises a range of refurbished, modern office spaces with ample on-site car parking.

The Fabric House was built to be seen from afar. Its impressive facade was created to leave a lasting impression to all who visited or worked there, and provided extensive views over the Aire Valley.

The Fabric House is prominently positioned, being the first building as you enter the Mills, and has its own enclosed parking area immediately to the front. The impressive front entrance is reached by stairs and opens into a building that offers characterful workspace combining individual and large meeting rooms and private office on the ground floor with principally open plan accommodation at first floor. The first floor includes a high-quality fitted kitchen and benefits from excellent floor to ceiling height. The building includes shower facilities and EV charging.

Location

Holly Park Mills is located in a pleasant edge of countryside setting yet conveniently positioned equidistant between Leeds and Bradford and less than 15 minutes' drive from Leeds Bradford airport.

The development is easily accessed off the main A6120 Outer Ring Road within a short drive 15-20 min drive of both Leeds and Bradford city centre. A range of local amenities are on offer in Calverley or nearby Pudsey and Greengates.

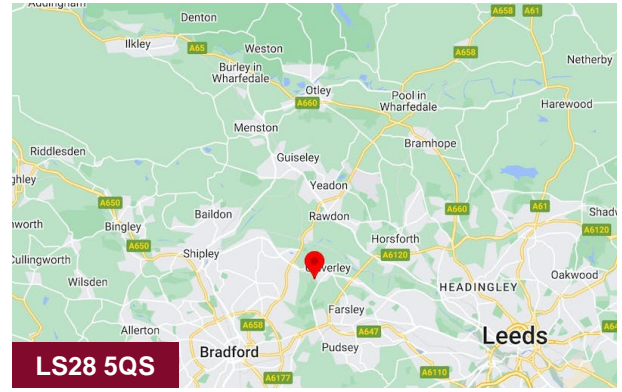
Accommodation

The accommodation comprises the following areas:

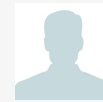
Name	sq ft	sq m	Availability
Ground	2,396	222.60	Available
1st	2,776	257.90	Available
Total	5,172	480.50	

AML

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

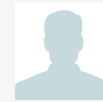


Viewing & Further Information



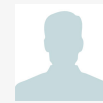
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