

Starkeys

Chartered Surveyors

**GROUND FLOOR SERVICED OFFICE SUITE
UNIT 1 ROBIN MILLS
LEEDS ROAD
IDLE
BRADFORD**



30m² (325 sq. ft.)

- Flexible lease terms
- On-site parking
- Rent inclusive of utilities and service charge
- Small business rate relief available (subject to qualifying criteria)

TO LET – £325 PCM PLUS VAT

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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UNIT 1 ROBIN MILLS
LEEDS ROAD
IDLE
BRADFORD**

1. LOCATION:

Robin Mills comprises a prominent and busy business centre complex, situated on Leeds Road (A657) at the border of Idle and Greengates. There is good access to Bradford, Leeds and Shipley with the Apperley Bridge railway station being nearby.

2. GENERAL DESCRIPTION:

Unit 1 is located to the front of the Robin Mills complex in the building nearest to Leeds Road. There is an attractive garden area to the front of the offices with a large shared car park to the side.

The offices benefit from recently refurbished shared kitchenette and toilet facilities, CCTV and free on-site car parking.



3. ACCOMMODATION

Ground Floor:

Suite 4 provides an open plan suite with an approximate Net Internal Floor Area of 30.19m² (325 sq. ft.).

4. RATING:

The Rating Authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £3,000 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The accommodation is offered to let for a term to be agreed, but preferably for a minimum of 12 months on internal repairing and insuring terms at a rent of £3,900 per annum (£325 pcm), plus VAT.

The ingoing tenant is to be responsible for a fixed contribution of £150 plus VAT towards the landlord's legal fees incurred in connection with the preparation of the lease.

6. EPC:

D (95)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

**TELEPHONE:- 01274 307910
ASHLEY BOWLES**

Amended 16 June 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.