

Salts Mill, Saltaire

TO LET

11,553 and 11,600 Sq Ft

Fully Fitted Suites Available



About Salts Mill

Located in a UNESCO World Heritage Site, Salts Mill boasts a unique blend of amenities such as retail, leisure and hospitality spaces.



Salts Mill, Saltaire

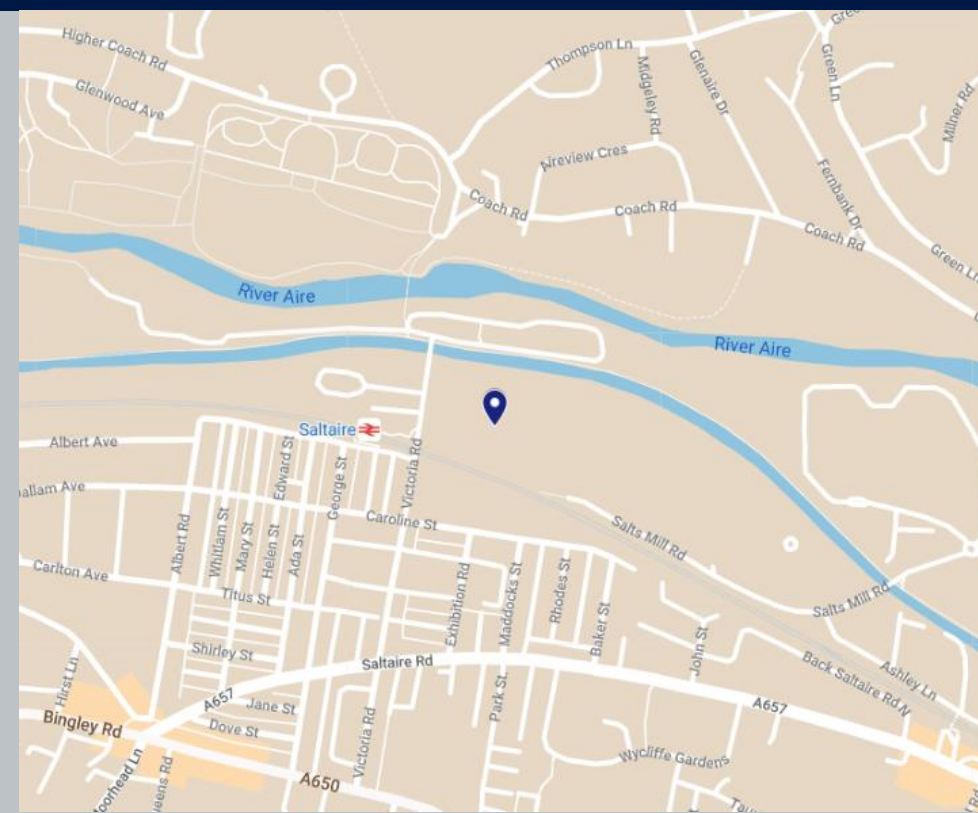
Location

Salts Mill is a stunning landmark building positioned in the UNESCO World Heritage Site of Saltaire. Saltaire, is a 19th century model village with views over the river, canal, parkland and open countryside. Saltaire has a wide range of amenities.

The Mill is prominently located on Victoria Road, adjacent to Saltaire train station which provides services to Leeds and Bradford in just 15 minutes. Additionally, Salts Mill has free car parking on site.

The Mill serves as a workplace for more than 1,000 individuals, home to a variety of businesses from technology to architecture and graphic design.

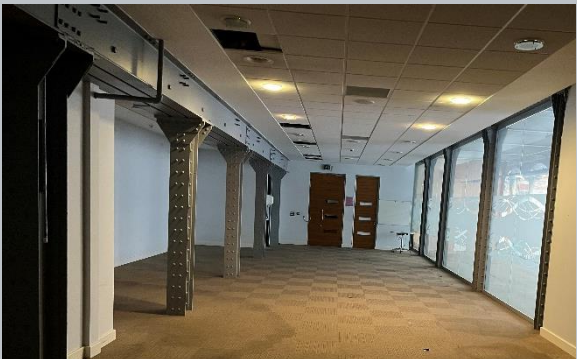
The Landlord is based on site and easily accessible. The site benefits from 24-hour security.



Accommodation

Name	Sq Ft	Sq M
The Hub - Ground Floor	11,553	1,073
Orange Lab - 1 st Floor	11,600	1,078

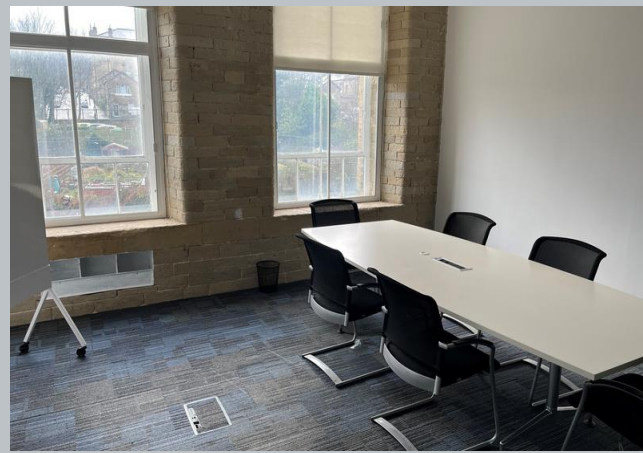




Specification

- Fitted Kitchen
- Showers
- Breakout Area
- Self Contained
- Air Conditioning

The Orange Lab



Specification

- LED Lighting
- Air Conditioning
- Raised Floor
- Acoustic Meeting Booths
- Showers
- Display/Showroom/Reception Area
- Lift access

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RENT

Rent on Application.

EPC

An EPC is currently being commissioned.

VIEWINGS

All viewings are to be arranged with the agents and are strictly by appointment only.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with completion of this transaction.

SERVICE CHARGE AND INSURANCE

The landlord insures the building and an appropriate proportion is recharged accordingly to the tenant. There is no service charge.

CONTACT

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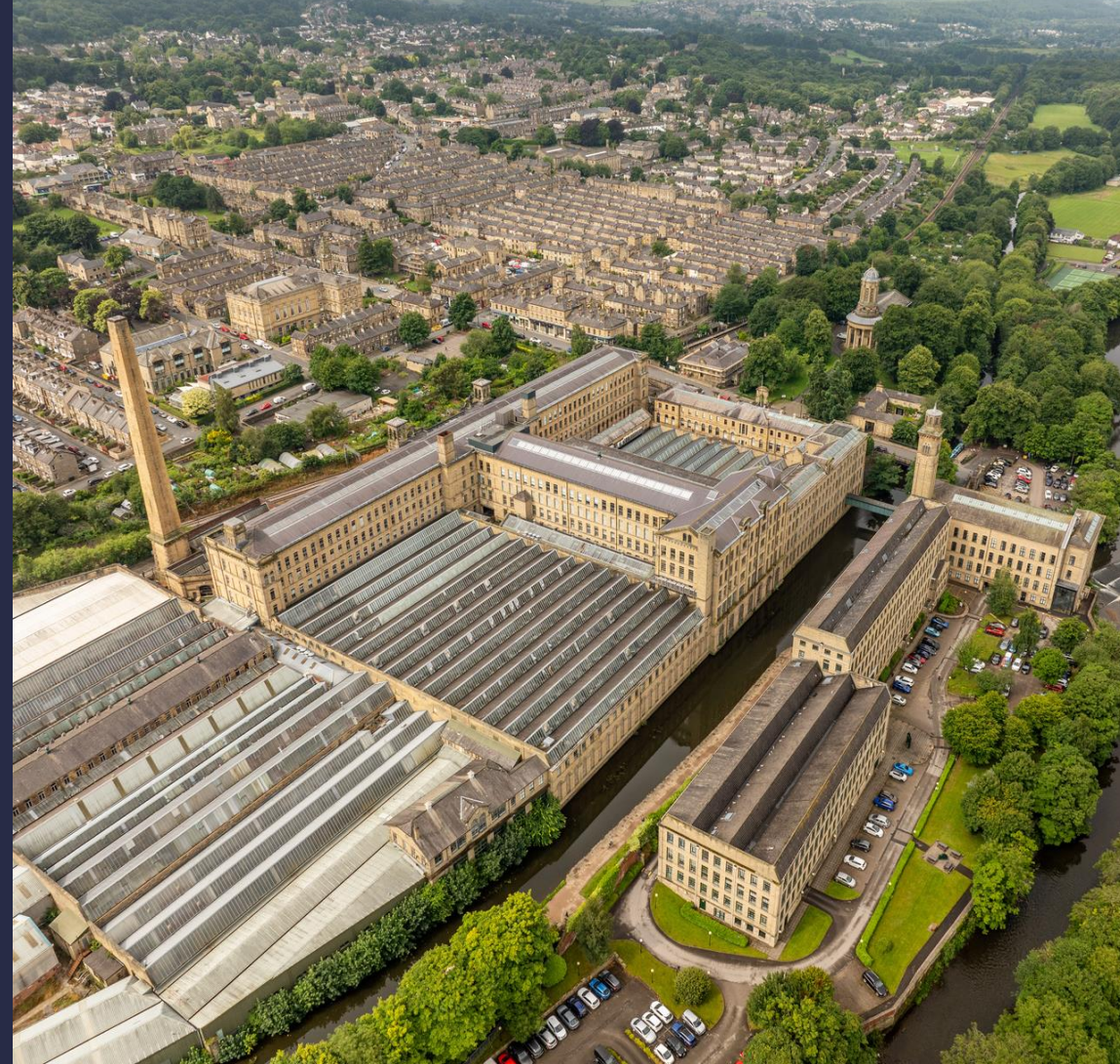
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