



**22 VICTORIA ROAD
SALTAIRE
SHIPLEY, BD18 3LQ**



TO LET

**Two Single Serviced Offices
Within Attractive Semi-Detached Office Building
13.50 sq. m. (145 sq. ft.) & 13.18 sq. m. (142 sq. ft.)
Available Individually or as a Whole**

RENTAL – From £75 Per Week – All Inclusive

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LOCATION

Situated within Saltaire Village, the offices are located in a prominent position on the corner of Victoria Road and Saltaire Road with on street parking and public car parking close by.

The area is well served by public transport with a number of bus routes passing close by and Saltaire Train Station being within 5 minutes walk providing quick access to Leeds, Bradford and Skipton.

DESCRIPTION

The ground floor office suites are situated within an attractive Grade II Listed Victorian stone built semi-detached property situated on the junction of Saltaire Road and Victoria Road within the heart of Saltaire, the majority of which is occupied by Rone Design Architectural Consultants.

The suites benefit from shared kitchen and WC facilities and offer the following approximate net internal floor areas:

Office 1 13.18 sq. m. (142 sq. ft.)

Office 2 13.50 sq. m. (145 sq. ft.)

SERVICES

The property benefits from the provision of all mains services with heating provided throughout by pressed steel radiators via a wall mounted combination boiler in the basement.

The provision of both heating and lighting is included within the rental quoted, in addition to the maintenance and repair of external and internal communal areas to include WC and kitchen facilities.

The tenant will be responsible for the provision and cost of running telecommunications equipment.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their exact condition.

BUSINESS RATES

The rental quoted is inclusive of uniform business rates.

TERMS

The office suite is available to let on a new flexible all-inclusive long or short term agreement.

RENTAL

Each of the offices are available for £75 Per Week – All Inclusive

LEGAL COSTS

The ingoing tenant to be responsible for the landlords legal costs incurred in the preparation of the contractual documentation.

ENERGY PERFORMANCE CERTIFICATE

It is understood an Energy Performance Certificate is not required.

VAT

The rental quoted is exclusive of any VAT liability – If applicable.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(Oct 2015 – Amended March 2017 – 2552/CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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