



**Part Suite 1 – Quayside House
Salts Mill Road
ShIPLEY, BD18 3ST**



TO LET

**Ground Floor Office Suite
Approximately 31.36 sqm (338 sqft)
In Prestigious Well-Known Building with 2 Car Parking Spaces**

RENTAL: £3,900 Per Annum Exclusive

Part Suite 1 – Quayside House, Salts Mill Road, Shipley, BD18 3ST

LOCATION

Quayside House occupies a prominent and main road location on a small established park, fronting onto Salts Mill Road in Shipley. The area has attracted blue chip businesses able to take advantage of its geographic position and diverse range of uses including headquarter buildings for Pace Micro Technology Plc. The M606 (and M62) is located less than 5 miles to the south-east of the property providing an excellent link to the M1 and A1. The property is within 5 minute walk of Shipley and benefits from main line rail links to both Bradford and Leeds. Leeds/Bradford International Airport is located approximately 7 miles to the east.

ACCOMMODATION

Quayside House was constructed approximately 15 years ago, to a good standard incorporating automatic passenger lift, double glazing, recessed category 2 fluorescent lighting, carpet tiled throughout, gas central heating and male and female toilets on both levels.

The building is located in an attractive landscaped surrounding and benefits from full raised access floors. The available suite is situated at ground floor level and extends to 31.36 sqm (338 sqft). The suite will include 2 car parking spaces situated within the main car park adjoining the building.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices and Premises
Rateable Value: £3,250

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating 5 yearly (upward only) rent reviews.

The tenant will be responsible for internal repairs and for reimbursing to the landlord a service charge to cover the costs of all services appropriate to the building including repairs, cleaning and lighting etc. of common parts, heating etc.

RENTAL

£3,900 Per Annum Exclusive (Plus VAT) – subject to lease.

VAT

VAT to be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating for this suite is:-

B - 45

VIEWING

Strictly by appointment with the sole letting agents:-

Mark Brearley & Company – Tel: (01274) 595999

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Web Site: www.markbrearley.co.uk

(September 2018 - 4297 / 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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