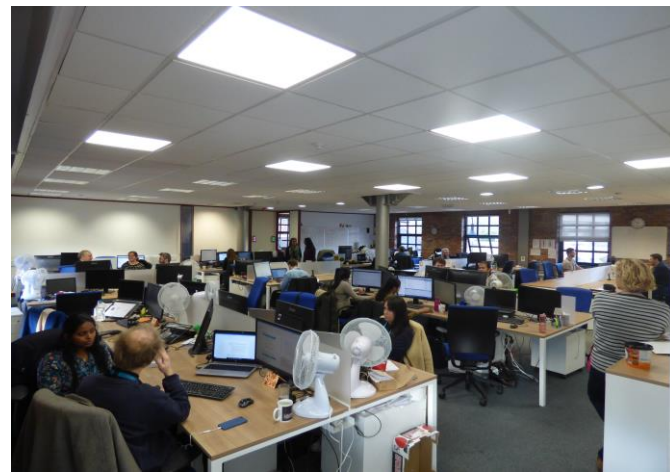
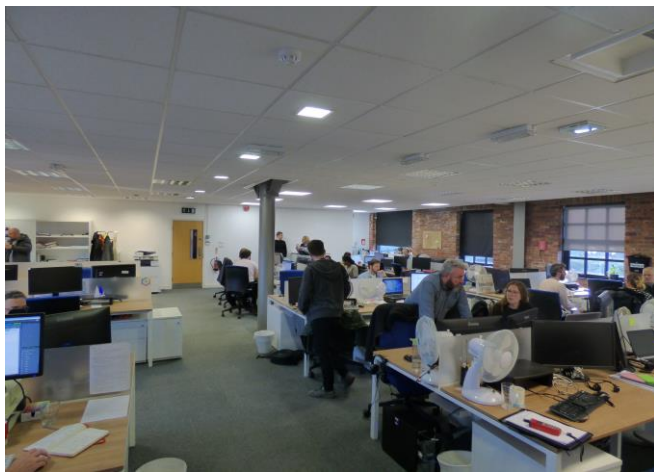




**SUITE 3 – SALTS WHARF
ASHLEY LANE
SHIPLEY, BD17 7DB**



TO LET

**Attractive First Floor Office Suite
Extending to 202.77 sq. m. (2,183 sq. ft.)
With On-Site Car Parking for 6 Motor Vehicles
*(Available from Autumn 2019)***

RENTAL - £23,000 Per Annum Exclusive

Suite 3 – First Floor, Salts Wharf, Ashley Lane, Shipley, BD17 7DB

LOCATION

Salts Wharf is situated on the northern periphery of Shipley Town Centre alongside the Leeds Liverpool Canal with access provided off Ashley Lane. Saltaire Village is less than ½ mile to the east and the surrounding area forms one of the major regeneration successes in Shipley. Both Shipley and Saltaire Train Stations are within walking distance.

DESCRIPTION

The property forms part of an attractive 3-storey detached office building which benefits from secure surfaced car parking.

The office suite is self-contained and predominantly open plan with the exception of two partitioned meeting/private offices to one end. It benefits from suspended ceilings and integral lighting plus raised floors with underfloor trunking, carpeting throughout and good natural light from double glazed windows. Small kitchenette facilities are provided to one corner and the office benefits from the use of shared WC facilities and lift access from common areas.

Externally, the property benefits from allocated surfaced secure car parking for approximately 6 motor vehicles.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

Ground Floor

Communal Entrance Staircase leading to:-

First Floor

Suite 3 202.77 sq. m. (2,183 sq. ft.)

SERVICES

The property as a whole benefits from the provision of all mains services to include electric, gas, water and mains drainage.

The office suite has a traditional gas fired central heating system with combination boiler serving pressed steel radiators. It further benefits from shared ladies & gents WC facilities plus the use of a passenger lift serving all floors.

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

BUSINESS RATES

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Office & Premises

Rateable Value: £15,750

The Uniform Business Rate for 201/2019 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease recovered by way of a service charge (common areas and external repairs) for a term to be agreed – minimum 3 year period envisaged.

RENTAL

£23,000 per annum paid quarterly in advance.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating (EPC) for this property is:-

C - 65

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

(Dec 2018 – 3472C)

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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