



PRELIMINARY PARTICULARS
The Waterfront – Salts Mill Road
ShIPLEY, BD17 7EZ



TO LET

Grade A Modern Office Suite
Extending to Approximately 515.61 sqm (5,550 sqft)
Together With 28 Car Parking Spaces
And Potential for External Seating Area/Accommodation

RENT: £88,800 Per Annum Exclusive (Plus VAT)

The Waterfront – Salts Mill Road, Shipley, BD17 7EZ

LOCATION

The Waterfront is located to the north of Shipley Town Centre, with access from Salts Mill Road, immediately adjacent to Salts Mill, on the periphery of the Saltaire World Heritage Site. The building is positioned on the banks of the Leeds & Liverpool Canal, with good access to Otley Road which in turn provides access to both Saltaire Road, giving easy vehicle access to Shipley, Bradford, Leeds, Keighley, Guiseley, Ilkley and beyond.

The property is situated approximately mid-way between Saltaire Station and Shipley Station, which provides a train service to both Leeds and Bradford approximately every 15 minutes.

THE WATERFRONT

The waterfront is a modern 4-storey office building built in a traditional mill style complementing its local and historic surroundings.

The building provides open plan floor plates accessed from an impressive central core with 2-passenger lifts and spacious reception area with manned reception. The property includes the following specification:-

- Comfort cooled VRF system which provides separate plant for each tenant
- Raised access floors
- Suspended ceilings with recessed lighting
- Male, female and disabled toilet provisions
- 24 hour access and CCTV monitoring
- 2 x 8 person passenger lifts
- Shower facilities

Other occupiers within the building include Macmillan Cancer Support, Regus, Advisor Plus Business Solutions, Switch2 etc.

ACCOMMODATION

The suite available, comprises a ground floor "wing" of the property which, will provide open plan accommodation extending to approximately 515.61 square metres (5,550 square feet) incorporating self-contained staff facilities.

The suite will be refurbished to a good standard and available from September/beginning of October 2020. The suite benefits from 28 on-site car parking spaces.

LEASE

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

RENT

£88,800 per annum exclusive (plus VAT) subject to lease.

SERVICE CHARGE

The service charge is currently running at a figure in the region of £4.66 per square foot.

RATING ASSESSMENT

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

Description: Offices and Premises
Rateable Value: £ 31,000

The Uniform Business Rate for 2019/2020 is 50.4 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.

VAT

All rentals, service charges etc are exclusive of VAT which will 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 Certificate (EPC) rating for the property is C.

A new EPC will be provided once the accommodation has been reinstated by the current tenant.

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
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Colliers – Tel: 0113 200 1808
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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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