

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

FOR SALE (MAY LET)
HIGH QUALITY MODERN INDUSTRIAL
UNIT

UNIT 8B BAILDON BUSINESS PARK, OTLEY ROAD, BAILDON, BD17 7AX

7,288 SQ FT (677.1 SQ M)

GET IN TOUCH

Nick Arundel, AWS Ltd,

E: nick@awsltd.co.uk

Tel: 0113 235 1362



LOCATION

The Baildon Business Park is situated adjacent to the A6038 close to Shipley Town Centre to the north east of Bradford City Centre and the north west of Leeds City Centre, within easy reach of the conurbations of both and benefitting from the arterial routes of region.

DESCRIPTION

The property is a mid terraced industrial unit of steel frame construction with metal clad elevations benefitting from the following: -

- clear working height of 6.5m to the underside of the haunch.
- fully fitted lighting system to the warehouse/factory area.
- 2 storey office pod.
- excellent yard, parking and turning areas.

PLANNING

We understand the property has planning consent for B2 and B8 use.

TERMS

The property is available for sale.

Price on application.

Our Clients may consider a lease for a period of 10 years with a rent review in the 5th year on a full repairing and insuring basis.

RATEABLE VALUE

We understand the rateable value of the property is £37,750.

SUBJECT TO CONTRACT

	SQ M	<u>SQ FT</u>
Ground floor including office & amenities	622.7	6,703
First floor offices	54.5	585
TOTAL	677.1	7,228

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL FEES

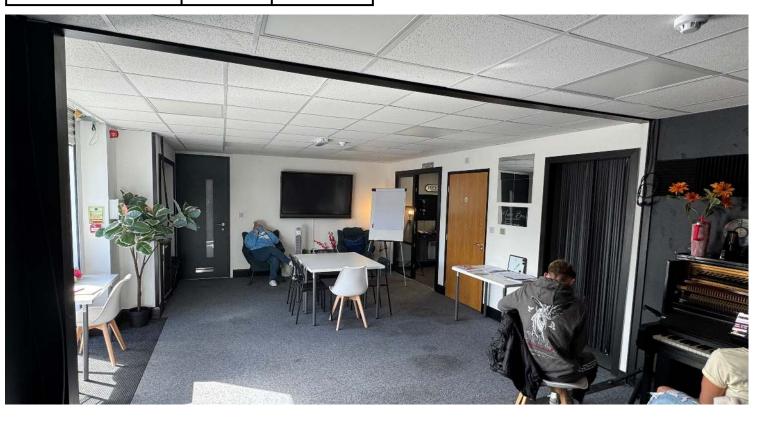
Each party is responsible for their own legal costs incurred.

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.





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