



**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**

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## DETAILS

### 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 5<sup>th</sup> year on a full repairing and insuring basis.

### RATEABLE VALUE

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

### SUBJECT TO CONTRACT

## ACCOMMODATION

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

## MISREPRESENTATION ACT

### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

### LEGAL FEES

Each party is responsible for their own legal costs incurred.

#### MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Sept 2025

#### ANTI MONEY LAUNDERING REGULATIONS

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





