

READY FOR OCCUPATION EARLY 2024

TO LET / MAY SELL
REFURBISHED
WORKSPACE UNIT
TOTTALLING
26,195 SQ FT



14



OTLEY ROAD

SHIPLEY BD17 7SE



BRACKEN
WORKSPACE PLUS

DESCRIPTION

The refurbished property comprises an industrial / warehouse unit which benefits from the following specification:

- + Eaves height of between 3.2-4.0 metres
- + Loading via an electrically operated roller shutter door
- + Office accommodation
- + Self-contained yard and loading area
- + WC

ACCOMMODATION

Ground Floor	21,785 sq ft
First Floor	4,410 sq ft
Total	26,195 sq ft

EPC

The unit has an EPC rating C(58).



TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The property is available either as individual units or combined.

Rent on application.

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SITE PLAN



GROUND FLOOR

LOCATION

The premises occupy a prominent position fronting Otley Road on the edge of Shipley Town Centre. The junction of Otley Road with Briggate / Leeds Road at Fox's Corner is a short distance to the south, providing convenient access to all surrounding areas and amenities. Shipley Train Station is situated 0.2 miles to the south which provides frequent services to both Leeds and Bradford.

The immediate surrounding area is of a mixed use nature with a high density residential development and a modern office building being located immediately adjacent. Also of note is that the property borders the Leeds Liverpool Canal.

VAT

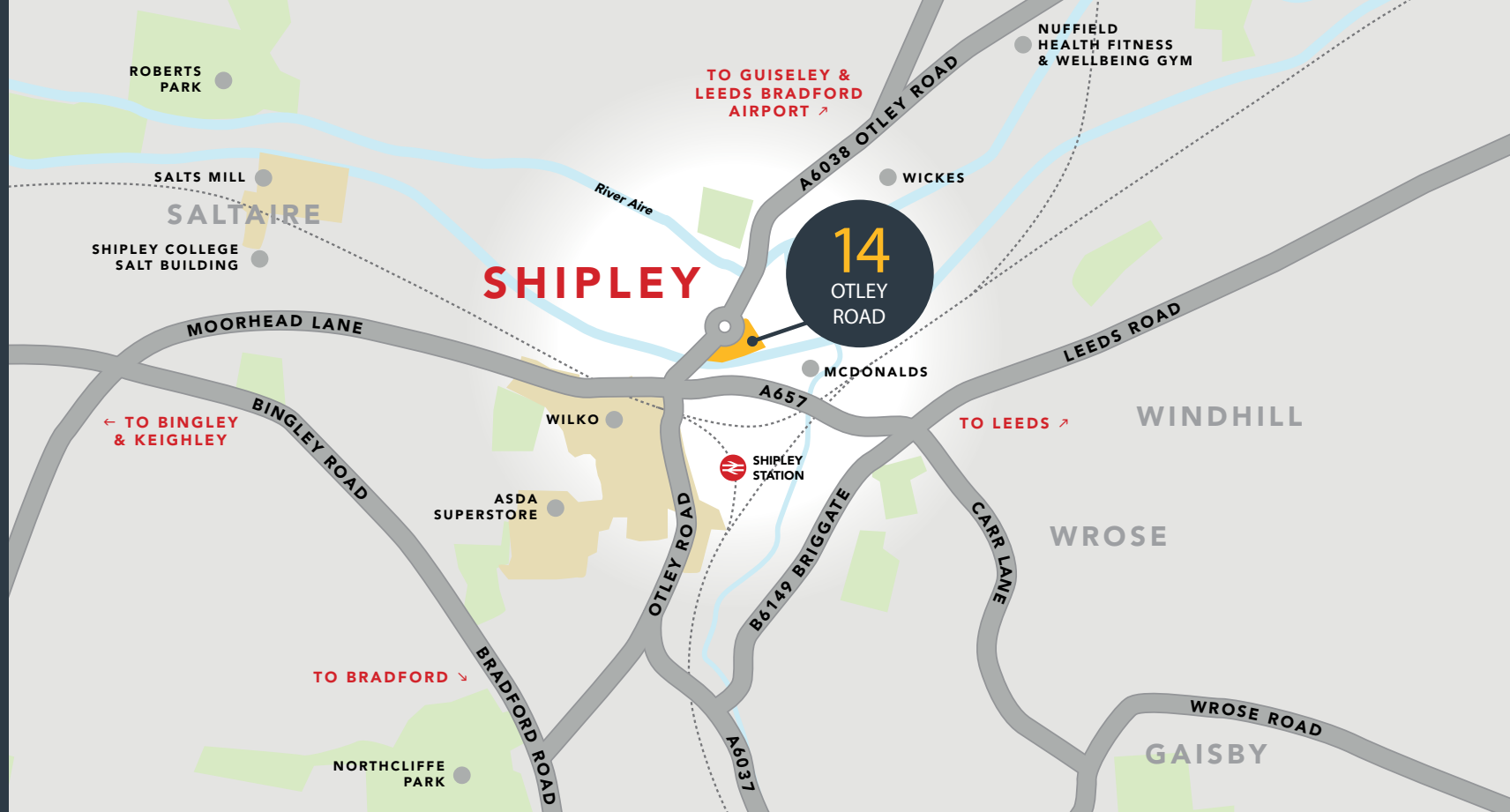
VAT will be charged at the prevailing rate where applicable.

LEGALS

Each party to be responsible for their own transactions.



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VIEWINGS

For further information or to arrange a viewing please contact the joint agents.



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