

TO LET

High Quality Commercial/Business Unit
With Parking
2,990 sqft (278 sqm)



GUIDE RENT - £22,500 PER ANNUM EXCLUSIVE

- **Suitable for a variety of commercial uses (S.T.P) to include trade counters/showroom/warehouse/works**
- **Parking**
- **Internal inspection highly recommended**
- **Lease incentives to include rent free periods may be available - please speak to the agents**

**UNIT 2 WEIRSIDE COURT, DOCKFIELD ROAD
SHIPLEY, BD17 7AD**

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Location

The subject property is situated within Weirside Court, a popular commercial/industrial location, just off Dockfield Road in Shipley, close to the Otley Road (A6038) junction. Unit 2 has good access to all local amenities.

Description

Two storey commercial/business unit suitable for a variety of uses to include trade counter (S.T.P). Parking available.

Accommodation

Internal

Ground Floor

Open plan warehouse/works accommodation together with separate pedestrian entrance and toilet facility

1,495 sqft 139 sqm

First Floor

Office and storage accommodation together with kitchen and additional toilet facilities (to include a separate shower cubicle)

1,495 sqft 139 sqm

External

Parking

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Workshop & Premises
Rateable Value: £14,750
Uniform Business Rate for 2024/2025: £0.499

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 the current rates liability.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Rent

£22,500 per annum exclusive

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VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5538-4672-6444-1170-0413>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01274 398729/07966 300501
lisa@hayfieldrobinson.co.uk
Lee Bilbrough – 07966 336618
lee@hayfieldrobinson.co.uk
Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk
Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

Joint Agents

DE Commercial
Richard Heslop: 01943 662662
richard@de-commercial.co.uk

www.hayfieldrobinson.co.uk

