

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE/MAY LET

Industrial Unit with Cranage  
20,500 sqft (1,904 sqm)



Library Photograph

**GUIDE PRICE-£1,500,000 / GUIDE RENT-£110,000 PAX**

- **Steel frame comprising three bays**
- **Main works plus offices, canteen & ancillary**
- **Eaves height 24'**
- **Four travelling cranes, two roller shutter access doors**
- **Loading & turning amenity along with 22 car parking spaces**

**UNIT 9 HIRSTWOOD WORKS, SHIPLEY  
WEST YORKSHIRE, BD18 4BU**

# UNIT 9 HIRSTWOOD WORKS, SHIPLEY WEST YORKSHIRE, BD18 4BU

## Location

The property forms part of an established industrial estate situated on the fringe of Shipley a short distance from the A650.

The immediate surroundings are essentially mixed comprising a series of commercial and industrial occupiers along with housing. Shipley Town Centre is approximately 1 mile away and Bradford City Centre approximately 4 miles away.

## Description

Single storey works accommodation being of steel frame construction with profiled metal sheet to the front and rear elevations.

Loading is via two roller shutter access doors to the front elevation. The unit comprises three bays and an eaves height of 24'. There are four travelling cranes including two 5 tonne, one 3.2 tonne and one 1 tonne.

The property incorporates works canteen and wc facilities at ground floor. It extends to further ground floor offices with separate entrance/reception with further offices above, kitchen and wc facilities.

Externally there is a large shared yard area providing ample loading and turning along with 22 dedicated car parking spaces. To the rear of the property there is an enclosed storage yard accessed through the building.

## Accommodation

### Internal

#### Ground Floor

Works accommodation comprising 3 bays  
202' x 94'                      18,988 sqft                      1,764 sqm

Works canteen and wc accommodation  
40' x 14'                      560 sqft                      52 sqm

Office accommodation with separate entrance/  
reception  
24' x 20'                      480 sqft                      45 sqm

### First floor

Additional office accommodation  
480 sqft                      45 sqm

Within the office accommodation there is a kitchen facility and wc facilities.

### External

Large shared yard area providing ample loading and turning. To the rear of the property there is an enclosed storage yard accessed through the building. There are 22 dedicated car parking spaces.

## 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: Factory & Premises  
Rateable Value: £42,750  
Uniform Business Rate for 2025/2026: £0.499

## 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.

We understand there is a 41 KVA supply although this is subject to confirmation.

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The accommodation is available for sale. The client may consider a letting and interested parties are asked to discuss their requirements.

## Guide Price/Rent

£1,500,000

£110,000 per annum exclusive

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9736-3047-0910-0300-3721>

## 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

Each party will be responsible for their own legal costs incurred during the transaction. In the event of a letting then the ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

