



Michael Steel & Co  
PROPERTY CONSULTANTS

**Available Due to Relocation**

**FOR SALE/To Let**

## **OFFICE & WAREHOUSE**

**6 MANOR LANE, SHIPLEY, BD18 3RD**

1,033.03m<sup>2</sup> (11,120 sq ft)

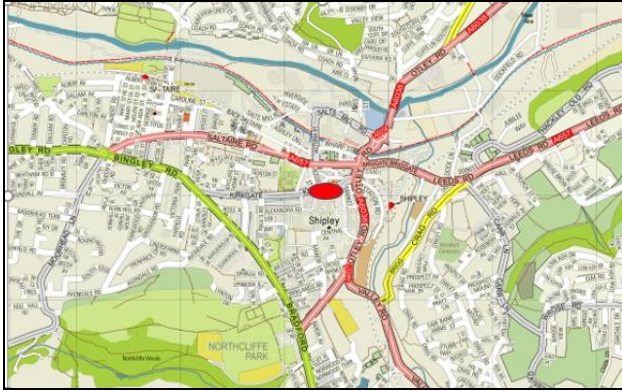


- Prominent edge of town centre location
- Quality high office content
- Warehouse and loading area of 3,090 sq ft
- Suitable for a variety of uses (STP)

**0113 2348999**

## Location

The premises are located fronting the eastern side of Manor Lane, off Kirkgate leading to Otley Road (A6038) close to its junction with Leeds Road (A657) on the western edge of Shipley town centre, adjacent to Thomas Duggan House. The property is in close proximity to the amenities of the town centre and within walking distance to both Shipley and Saltaire railway stations giving a good service to Leeds, Bradford, Keighley, Skipton and Ilkley.



## Description

The premises comprise the Head Office of a Group of Companies within a series of adjacent and interconnecting single and 2 storey predominantly brick buildings providing offices, meeting rooms, training centre and warehouse.

The specification of the accommodation includes:-

- Suspended ceilings
- LED recessed lighting
- Central pipes & radiators
- Data floor boxes to part
- Air conditioning to part & recently installed gas fired boiler

## Accommodation

The building accommodation is summarised as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
2	Front private offices & corridor	119.26	(1,284)
	Link & copier area	5.96	(64)
	Boardroom, 2 interconnecting private offices, general office & private office	170.50	(1,835)
1	Entrance, reception & private offices	119.26	(1,284)
	Private offices, kitchen, canteen & stores	201.32	(2,167)
SS	Staff training area & WCs	95.67	(1,030)
GF	Warehouse & stores (split level)	287.04	(3,090)
LGF	Boiler room	34.02	(366)
	<b>Total</b>	<b>1,033.03</b>	<b>(11,120)</b>

## Tenure

Freehold, offered with vacant possession (and the possibility of a short term leaseback to the vendor).

## Services

Mains electricity, gas, water and drainage are connected to the premises. Prospective purchasers/tenants to satisfy themselves in respect of the condition and/or capacity of services and building installations.

## Rating

We are advised the premises are currently assessed for rating purposes as:-

Warehouse & Premises

RV £33,000

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## EPC

An EPC has been commissioned and will be available to enquirers.

## Price

Offers in the region of £525,000 subject to contract, with Vacant Possession on completion.

## Lease Terms

The premises are available by way of a tenants new full repairing and insuring lease, on terms to be agreed, at a rent of £50,000 per annum exclusive.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Mark Brearley & Co**  
**Mark Brearley**  
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Updated September 2023

Subject to Contract



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**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

## Offices



## Warehouse



## Rear Loading (Yard Excluded)



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