

READY FOR OCCUPATION EARLY 2024

TO LET / MAY SELL
REFURBISHED
WORKSPACE UNIT
TOTALLING
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.

14

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.

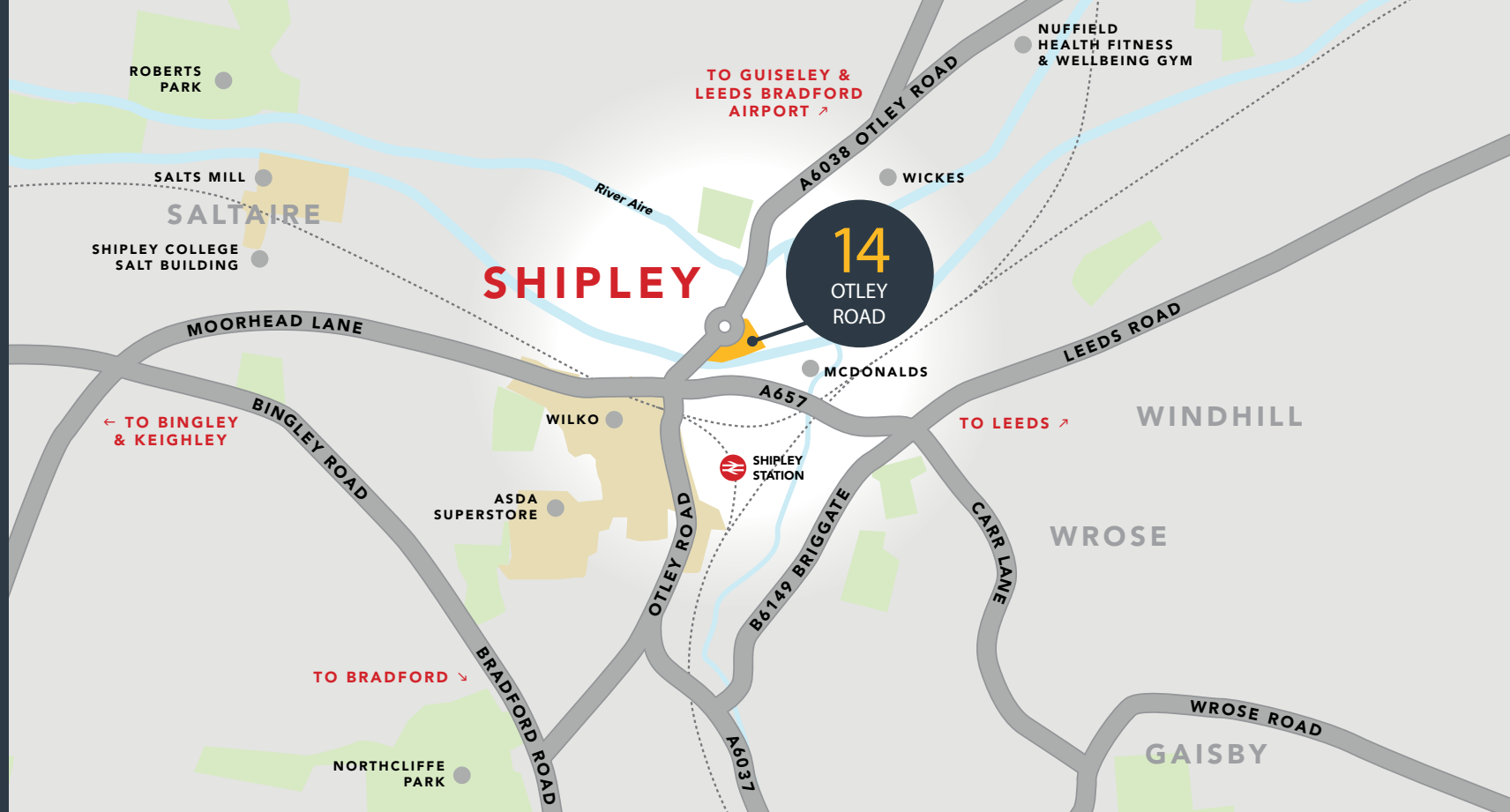
The immediate surrounding area is of a mixed use nature with a high density residential development and a modern office building being located immediately adjacent. Also of note is that the property borders the Leeds Liverpool Canal.

VAT

VAT will be charged at the prevailing rate where applicable.

LEGALS

Each party to be responsible for their own transactions.



VIEWINGS

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



Justin Robinson M: 07966 336617



Hazel Cooper M: 07811 234627

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Carter Towler, Hayfield Robinson nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Please contact Carter Towler or Hayfield Robinson for the source and date reference. Designed and produced by www.thedesigntax.co.uk Tel: 01943 604500. October 2023.