

TO LET

**OFFICE SUITE
AVAILABLE IMMEDIATELY
on TERMS TO BE AGREED
1,604 sq.ft. – (149.01 Sq.m.)**



- CENTRAL LOCATION
- CLOSE TO ALL AMENITIES
- WITHIN A WORLD HERITAGE SITE

Unit 1, Upper Ashley Lane, Shipley, BD17 7DA

LOCATION

The property unit 1, Upper Ashley Lane is prominently situated off Saltaire Road and Upper Ashley Lane. The A6038 (Otley Road), A657 (Leeds Road), and A650 (Bradford Road) offer excellent road connections. Nearby is Saltaire Village, a World Heritage site, and Shipley and Saltaire railway stations, which have trains running to Leeds and Bradford. All local amenities are available close by.

DESCRIPTION

The property forms part of the larger estate and in recent years has been used as office accommodation. Arranged over two floors it extends to a NIA of 1,604 Sqft.

Comprising stone built with a pitched slate roof the premises lends itself to a variety of occupiers (STP).

The specification of the space includes the following:

- Recently redecorated.
- Mixture of open plan and compartmental offices
- Demised kitchen.
- Male and female W/C facilities
- 24-hour access / intercom system
- Gas central heating.
- Alarm system

ACCOMMODATION

The following office space is available for immediate occupation: -

Floor Areas	Sq.ft.	Sq.m
Ground Floor	818	75.99
First Floor	786	73.02
Total approx. NIA	1,604	149.01

PARKING

There is 4 dedicated car parking space available with the suite.

RATES

The accommodation has been assessed for business rates purposes with the following rateable value £5,364.25.

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

EPC

EPC Rating – E (102)

TERMS

The accommodation is available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

The commencing rent is £9000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents: -

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(REF: FD.)
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