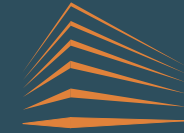




FOR SALE



CHARLESTOWN HOUSE

EXCELLENT OFFICE OPPORTUNITY
INCLUDING SECURE BASEMENT STORAGE
AND LARGE CAR PARK FOR
APPROXIMATELY 94 VEHICLES

40,334 sq ft
(3,747.12 sq m)



Upon instructions from
the Accent Group

Acorn Park | Otley Road | Baildon
Shipley | BD17 7SW



CHARLESTOWN
HOUSE



EXECUTIVE SUMMARY

- Substantial freehold office building
- Total net area 3,747.12 m² (40,334 feet²)
- Floor area includes secure basement of 778.06 m² (8,375 feet²)
- Secure site with a total of 94 car parking spaces
- Air conditioning
- Lifts to all floors
- Goods lift to all levels
- High quality reception area
- LED lighting
- Available freehold or alternatively as a single let on a leasehold basis
- Approx site area 0.897 acres






CHARLESTOWN HOUSE



LOCATION

The property is situated on Acorn Park, which is adjacent to the A6038 (Otley Road) which is a continuation of the A6037 (Canal Road) which links Bradford/Shipley, through to Guiseley, Menston, Burley in Wharfedale and ultimately joining the A650/A65 giving access to Ilkley, Addingham, Skipton and beyond.

Access to Leeds from a vehicular point of view is through Guiseley, where the A65 links all the way through to the City Centre and the Outer Ring Road.

Leeds Bradford Airport is approximately 3 miles to the north-east as the crow flies.

Nearby railway stations include Shipley (with direct train lines through to Bradford, Leeds, Ilkley and the main Aire Valley route to Skipton - ultimately through to Carlisle/Morecambe etc) and Baildon, which is slightly to the north of the site which sits astride the Ilkley line giving access to Shipley, Menston and Ilkley.

Acorn Park, includes Teledyne Defence & Space, who are situated adjacent to the subject property, in 2 large office buildings at the southern end of the site. Other occupiers in the immediate vicinity include Wolseley Plumbing & Parts, Tool Station, Moss – car accessories, Screwfix, The Floor Depot etc. To the south, is the Print Craft industrial facility and, nearby occupiers also include Denso Marsden and, the Sapper Jordan Rossi Park, where tenants/occupiers include Produxmax, Link Distribution, Rowland Tools, John Ayrey Die Casts, City Electrical Factors and Laxtons.





CHARLESTOWN HOUSE

DESCRIPTION

Charlestown House provides good quality office accommodation spread over 4 levels, together with excellent secure basement storage accommodation. The building has large floor plates in the region of 8,000 square feet each, and has a good specification, which includes the following:-



Reception area with full DDA compliance



8 person 630 kg lift to all levels



Air conditioning



Suspended ceilings with LED lighting



High quality modern toilet facilities on all office levels



Staff facilities



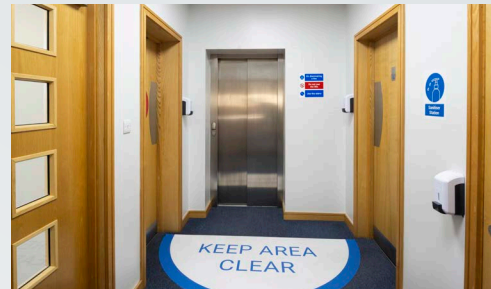
UPVC double glazing with vertical blinds



Goods lift to all levels



Good levels of security including CCTV, door entry control, flood lighting and secure site.



ACCOMMODATION

Ground Floor	714.89 m ²	7,696 ft ²
First Floor	748.42 m ²	8,056 ft ²
Second Floor	747.77 m ²	8,049 ft ²
Third Floor	757.90 m ²	8,158 ft ²
Basement	778.06 m ²	8,375 ft ²
TOTAL	3,747.12 m²	40,334 ft²



CHARLESTOWN HOUSE

PRICE

On application – plus VAT, subject to contract with full vacant possession

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices and Premises

Rateable Value: £135,000

The Uniform Business Rate for 2023/2024 is 51.2 pence in the £

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 to the current rates liability.

VAT

All figures quoted are subject to VAT at the prevailing rate. The property is elected for VAT and VAT will be charged on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed to have an EPC rating of B (44).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the joint sole lettings agents:-



Elizabeth Ridler
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Mark Brearley
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