

THE WATERFRONT



TO LET

Salts Mill Road Shipley BD17 7EZ

GRADE A OFFICES WITH PARKING

2,000 sq ft (185.81 sq m) - 12,998 sq ft (1,207.55 sq m)

NEWLY REFURBISHED

COMFORT COOLED

CANALSIDE LOCATION



PRESTIGIOUS GRADE A WATERFRONT OFFICES

The Waterfront is a modern 4-storey office building built in a traditional mill style complementing its local and historic surroundings.

The building provides open plan floor plates accessed from an impressive central core with 2-passenger lifts and spacious reception area with manned reception. The property includes the following specification:-

- **Comfort cooled VRF system which provides separate plant for each tenant**
- **Raised access floors**
- **Suspended ceilings with recessed lighting**
- **Male, female and disabled toilet provisions**
- **24 hour access and CCTV monitoring**
- **2 x 8 person passenger lifts**
- **Shower facilities**

Other occupiers within the building include Macmillan Cancer Support, Regus, Advisor Plus Business Solutions, Switch2 etc



NEWLY REFURBISHED RECEPTION AND BREAK OUT AREAS



In the Heart of a World Heritage Site

Secure Car Park 24 Hours

2nd Floor Suites from 2,000 sq ft

EAST WING



The suite available comprises a ground floor “wing” of the property which provides open plan accommodation extending to approximately 515.61 square metres (5,550 square feet) incorporating self-contained staff facilities.

The suite has been recently refurbished to Grade A standard.

The suite benefits from 28 on-site car parking spaces.



5,500 sq ft 515.61 sq m

28 On-site Car Parking Spaces

Private External Seating Area

Grade A Specification

WEST WING



The available space comprises 3rd & 4th floors of the property which provides open plan accommodation extending to approximately 615.29 square metres (6,623 square feet), including staff areas and meeting rooms, together with additional roof area space, providing additional meeting areas, and server room totalling 76.64 square metres (825 sqft).

The suite benefits from 34 on-site car parking spaces.

7,448 sq ft 691.94 sq m

34 On-site Car Parking Spaces

Separate Training Room Floor



WEST WING

LEASE The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT On application.

SERVICE CHARGE The service charge is currently running at a figure in the region of £4.66 per square foot.

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

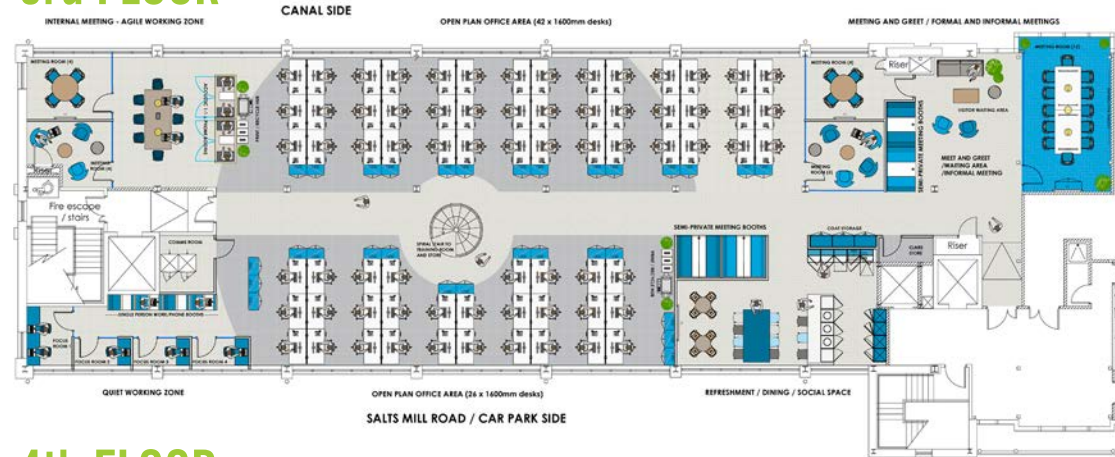
Description: Offices and Premises

Rateable Value: £74,500

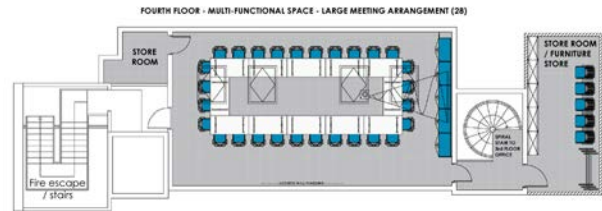
The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

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.

3rd FLOOR



4th FLOOR



GROUND FLOOR



EAST WING

LEASE The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT On application.

SERVICE CHARGE The service charge is currently running at a figure in the region of £4.66 per square foot.

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

Description: Offices and Premises

Rateable Value: £31,000

The Uniform Business Rate for 2020/2021 is 50.3 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.

THE WATERFRONT

The Waterfront is located to the north of Shipley Town Centre, with access from Salts Mill Road, immediately adjacent to Salts Mill, on the periphery of the Saltaire World Heritage Site. The building is positioned on the banks of the Leeds & Liverpool Canal, with good access to Otley Road which in turn provides access to both Saltaire Road, giving easy vehicle access to Shipley, Bradford, Leeds, Keighley, Guiseley, Ilkley and beyond.

The property is situated approximately mid-way between Saltaire Station and Shipley Station, which provides a train service to both Leeds and Bradford approximately every 15 minutes.



[Click HERE](#) for link to location

Saltaire Station



 Saltaire Station 2 mins

 Saltaire - Leeds 15 mins

 Saltaire - Bradford 10 mins

VIEWING Strictly by prior appointment with the joint letting agents:-

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