

# TO LET

Upon instructions of



**FIRST FLOOR, BLOCK E  
SHIPLEY WHARF  
WHARF STREET  
SHIPLEY  
BRADFORD  
BD17 7DW**

- MODERN OFFICE SUITE
- UNIQUE BUILDING IN CANAL SIDE POSITION
- ON SITE PARKING
- 269.41M2 (2,900SQ.FT.)



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Wharf Street, Shipley, BD17 7DW

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## Location

ShIPLEY Wharf is situated along the Leeds/Liverpool canal close to ShIPLEY Town Centre. The property has good road links with Wharf Street leading directly onto Otley Road (A6038)

## Description

ShIPLEY Wharf is a refurbished wharf building which has been refurbished to provide a variety of office suites overlooking the Leeds/Liverpool Canal.

The available accommodation comprises a first floor suite accessed by way of a shared glazed entrance to Wharf Street. The accommodation is sympathetically refurbished retaining numerous features including exposed timber beams and brickwork. The suite comprise a mainly open plan design with some private offices partitioned out as well as kitchen, ladies, gents and accessible wc facilities with florescent lighting, ample data and power sockets, air conditioning units, central heating system and security grilles to the windows.

Limited allocated parking spaces are provided either in the private under croft car park or the private open air car park off Wharf Street. On street parking is also available on Wharf Street.

## Terms

The property is offered to let on an Internal Repairing Lease for a term of years to be agreed.

## Accommodation

The Total Approximate net/gross internal floor areas are:		
	Sq Ft	Sq M
	2,900	269.41
<b>Total Approximate NIA</b>	<b>2,900 Sq Ft</b>	<b>269.41</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Rateable Value

The current rateable value for the suite is £22,000 per annum.

## EPC

The property has an Energy performance Rating of C (62).

## Rental

**£23,925 Per Annum**

**A service charge will be payable in respect of the building- full details upon request.**

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

The ingoing tenants are to be responsible for the landlords legal fees incurred

## Viewing

By arrangement with the sole agents:-

### Mathew Bower

Direct Line: 0113 848 0000

Email: [mathew.bower@walkersingleton.co.uk](mailto:mathew.bower@walkersingleton.co.uk)

### Sam Davill

Direct Line: 01274 452000

Email: [sam.davill@walkersingleton.co.uk](mailto:sam.davill@walkersingleton.co.uk)

Ref: 33678

Jul-20



Raven House, Kingsgate, Bradford, BD1 4SJ

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