

MERCHANTS QUAY

TO LET

Striking office space radiating character and style with canal setting in historical Saltaire

- Fully Refurbished
- Heritage Setting
- On Site Car Parking
- Inspirational Interiors
- Feature Lighting

2,226 - 8,625 sq ft
206.80 - 801.29 sq m

Ashley Lane, Shipley BD17 7DB



Stunning location
 Historic building
 Inspirational interiors
 Open plan floor space



Merchants Quay is a recently refurbished former textile mill, which now provides in excess of 22,000 sq ft of high quality office accommodation over 5 floors. Enjoying all the attributes of a period property, Merchants Quay provides a unique opportunity for occupiers to express their own individuality.



**MERCHANTS
 QUAY**

- | | | | |
|---|------------------------|---|---------------------------|
| 1 | MERCHANTSQUAY | 5 | HMRC (former) |
| 2 | Saltaire train station | 6 | Ortho Care |
| 3 | Salts Mill | 7 | Incommunities |
| 4 | Regus | 8 | Sydney Packett & Sons Ltd |

MERCHANTS QUAY

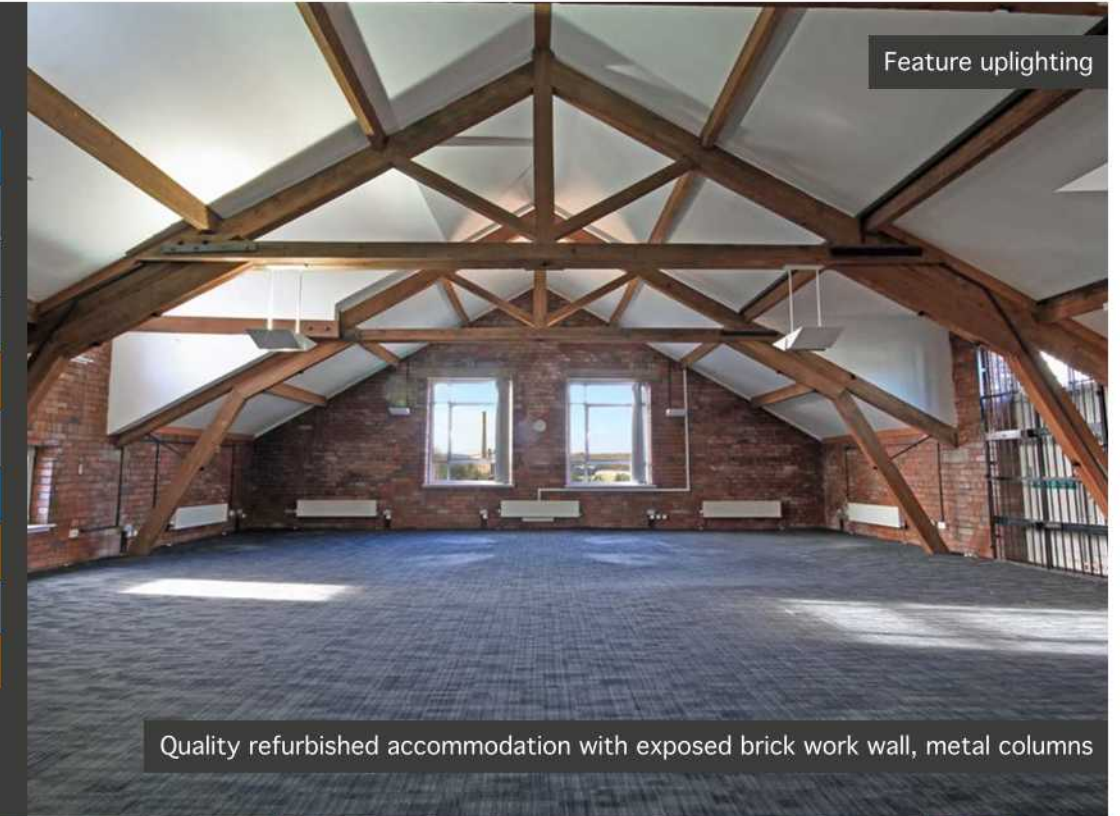


Modern lift to all floors

Convenient location and picturesque position adjacent to Leeds Liverpool Canal

The floors are arranged in predominantly open plan fashion

Unit	Phase 1	Sq m	Sq ft
1	C&A Recruitment	186.09	2,003
2	The Priestley Academy Trust	186.09	2,003
3	Room2Grow	206.80	2,226
4	TO LET	206.80	2,226
5	Lymwood 65	206.80	2,226
Unit	Phase 2	Sq m	Sq ft
1	TO LET	360.84	3,884
2	NeonIQ Training	448.91	4,832
3	TO LET	233.65	2,515



Feature uplighting

Quality refurbished accommodation with exposed brick work wall, metal columns



Each suite has the benefit of 5 car parking spaces

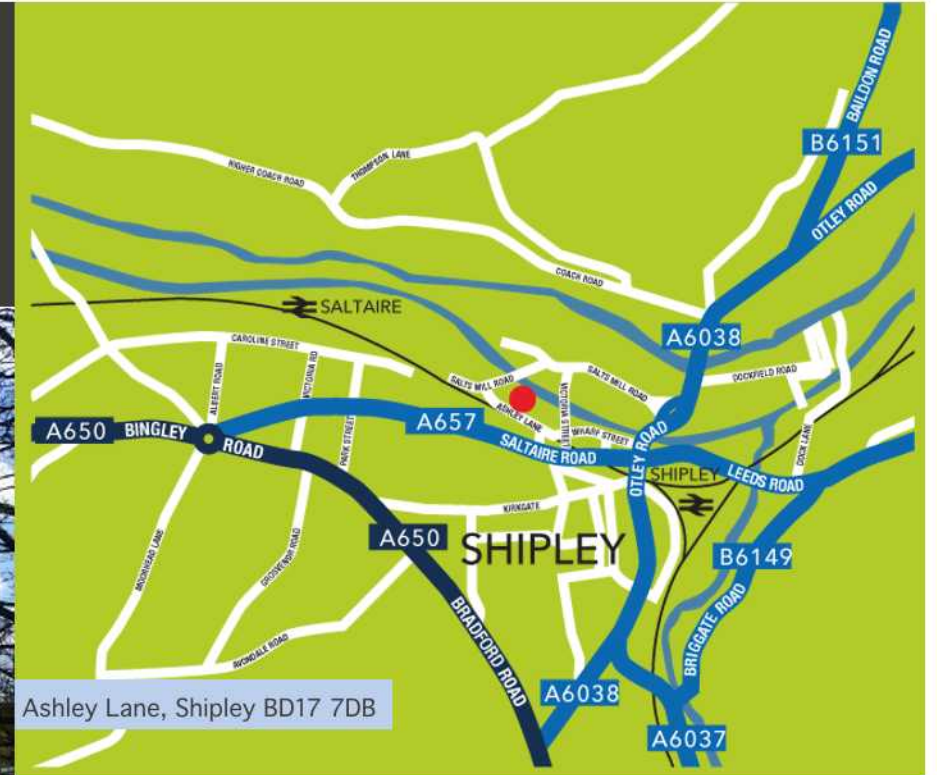


Timber double glazing and central heating

MERCHANTS QUAY



Merchants Quay is situated alongside the Leeds Liverpool Canal, in a well known and popular location, close to the junction of Ashley Lane and Salts Mill Road on the northern periphery of Shipley Town Centre. The area provides excellent communications to the A6038 (Otley Road), the A657 (Leeds Road) and A650 (Bradford Road)



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The surrounding area forms one of the major regeneration successes in Shipley, not only being close to Salts Mill but other nearby occupiers including Sydney Packet Insurance Brokers, Verifone UK, and Inland Revenue.

Good rail links are available from Shipley Railway Station and Saltaire Railway Station, giving access to the main Aire Valley, Bradford and Leeds Lines.

Lease Terms

The Suites are available to let on new effective full repairing and insuring leases for a flexible term of years to be agreed. The tenant will be responsible for internal repairs and for reimbursing to the landlord a proportion of the cost of repairs, maintenance and insurance by way of a service charge in the usual manner.

VAT

All prices and rentals quoted are exclusive of any VAT liability - if applicable.

Legal Costs

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

Rents

On application.

Viewing & further information

Strictly by prior appointment with the joint selling agents:

Eddisons
01274 734 101

John Padgett
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