

TO LET FULLY SERVICED EXECUTIVE OFFICE SUITE

Eddisons

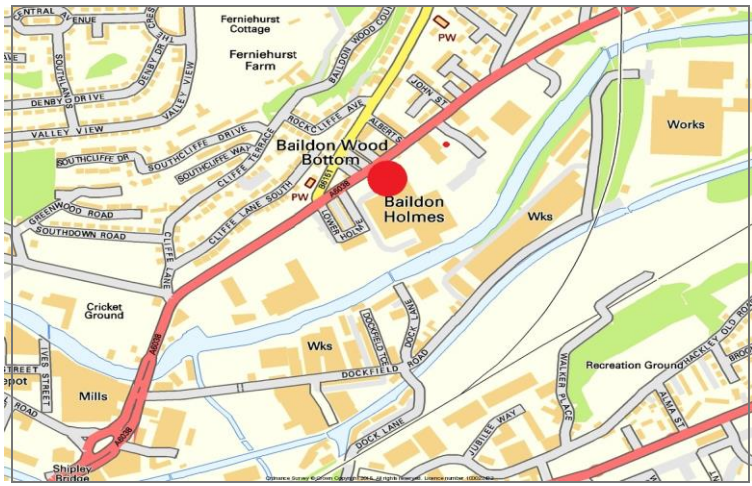


OTLEY ROAD, BAILDON, SHIPLEY, BD17 7LW

RENTAL ON APPLICATION

- Excellent well located office suite.
- Fully serviced and available with reception and meeting room facilities.
- Superb car parking.

AVAILABLE SPACE
104.90m² (1,130sq ft)



LOCATION

The property is prominently located fronting Otley Road (A6038) in the Charlestown area of Baildon approximately ½ mile to the north east of Shipley town centre. The immediate area is mixed in nature with industrial, leisure and residential properties nearby. Directly to the east is a motorbike showroom and supermarket with a health club close by. The offices are conveniently located for all local amenities.

DESCRIPTION

The office suite comprises the ground floor of an attractive office block located within a head office complex.

Internally the accommodation is fitted out to a high specification including hard wood timber and glazed partitioning, full suspended ceilings, carpeting and double glazed window units.

The accommodation briefly comprises:-

UNIT	M ²	SQ FT
Private office	13.38	144
Directors office	19.79	214
Archive/storage	9.57	103
General office	32.52	350
Kitchen area	2.88	31
Open lobby/office area	26.76	288
Gents toilet with shower	-	-
Ladies toilet	-	-
Total Floor Area Approx	104.90	1,130

The landlord operates a fully manned reception with waiting area and if required additional meeting rooms are available on request.

Ample on site car parking is available to serve this office suite.

RATEABLE VALUE

The rental is inclusive of rates.

EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of an inclusive rental agreement for a term of years to be agreed.

Rental – on application (inclusive of rates, utility costs, heating).

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in preparing the lease documentation.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / john.padgett@eddisons.com

SEPTEMBER 2021
SUBJECT TO CONTRACT
FILE REF / 731.3855A

For more information, visit eddisons.com
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