

TO LET  
SPACIOUS OFFICE/ DATA ROOM/  
LIGHT INDUSTRIAL SPACE

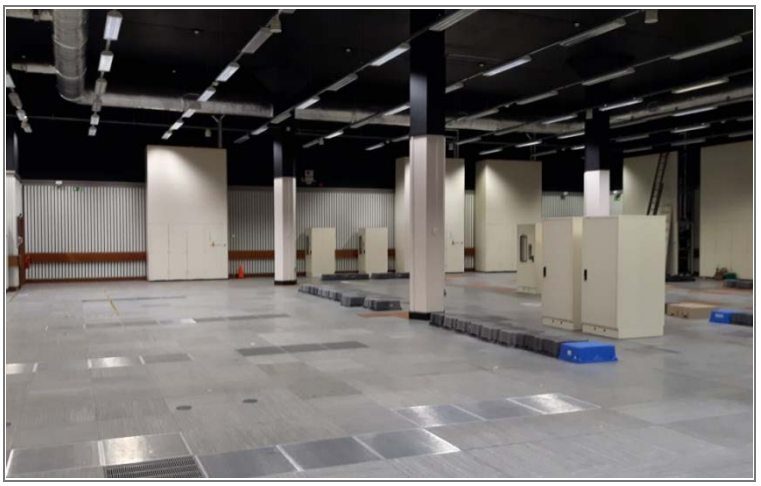
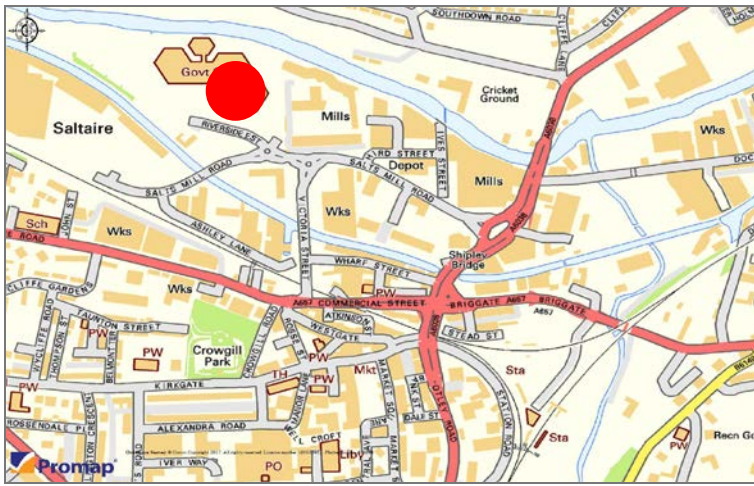


RIVERSIDE ESTATE, VICTORIA STREET, SHIPLEY, BD98 8AA

RENTAL UPON APPLICATION

- \ High quality office and workroom/light industrial space.
- \ Excellent location close to Shipley town centre and Shipley railway station.
- \ Extensive on site car parking and security.

AVAILABLE SPACE  
4,116.34m<sup>2</sup> (44,308sq ft)



## LOCATION

The property forms part of the large HM Revenue and Customs Accounts offices and is located on the edge of the Saltaire World Heritage Village. The property is approached from Victoria Street.

The property is only a short distance from Shipley town centre and the junction of the A6038 (Otley Road), A657 (Leeds Road) and A650 (Bradford Road).

Shipley railway station is a short walk away and all local amenities are close at hand.

## DESCRIPTION

The premises provide good quality office space, within a mixture of suites together with data room/workroom space. Access is available from the main reception together with direct access from the delivery bay which offers tailboard loading facilities.

| UNIT                        | M <sup>2</sup>  | SQ FT         |
|-----------------------------|-----------------|---------------|
| Office suites               | 1,111.79        | 11,967        |
| Workspace/open plan offices | 2,339.30        | 25,180        |
| IT/Computer/Data room       | 665.25          | 7,161         |
| <b>Total</b>                | <b>4,116.34</b> | <b>44,308</b> |

## RATEABLE VALUE

To be reassessed upon occupation.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

An internal repairing lease is offered for a term to be agreed.

Rental – upon application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

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

APRIL 2017  
 SUBJECT TO CONTRACT  
 FILE REF / 731.3928A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 01274 734101

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