

# TO LET SUPERB GRADE A OFFICES WITH GOOD PARKING

**Eddisons**



## THE WATERFRONT, SALTS MILL ROAD, SHIPLEY, BD17 7EZ

### RENTAL ON APPLICATION

- High quality modern office accommodation.
- Scenic canal side location.
- Extensive dedicated parking.
- Manned reception.

### AVAILABLE SPACE

From 510.97m<sup>2</sup> to 1,094.04m<sup>2</sup>  
(5,550sq ft to 11,780sq ft)



## LOCATION

The property is well located on Salts Mill Road close to Shipley town centre, on the banks of the Leeds & Liverpool Canal and adjacent to Salts Mill, providing excellent views of the surrounding area. The area provides good communications to the surrounding areas via the A6038 (Otley Road), the A657 (Leeds Road) and the A650 (Bradford Road).

The World Heritage site of Saltaire Village is close by as are both Saltaire and Shipley railway stations which provides train services to both Leeds and Bradford approximately every 15 minutes.

## DESCRIPTION

The property provides superb office accommodation within a modern four storey office block built in a traditional mill style complementing its local and historic surroundings. The floors are predominately open plan incorporating staff facilities, accessed via an imposing central core with two passenger lifts and a high quality manned reception area.

The office suites are of a modern, high quality accommodation and benefit from:-

- Raised accessed floors
- Suspended ceilings with motion sensor lightening
- Comfort cooled VRF system for air conditioning
- 24 hour access and CCTV monitoring
- Alumin double glazed windows and WC/shower facilities.

The part second floor provides a net internal area of 5,500sq.ft.

The part third floor provides a net internal area of 6,280sq.ft.

Externally, the premises benefit from extensive landscaped and secure dedicated parking. The second floor benefits from 20 car parking spaces and the third floor benefits from 25 car parking spaces.

## RATEABLE VALUE

### 2nd Floor, East Wing

Description / Offices and Premises

Rateable value / £62,500

### 3rd Floor, East Wing

Description / Offices and Premises

Rateable value / £67,500

## EPC

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

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are offered to let as a whole or on a floor by floor basis for a term to be negotiated and agreed.

Rental on application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the joint agents:

Eddisons

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Carter Towler

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**SUBJECT TO CONTRACT**

**FILE REF / 731.4361A (157412)**

For more information, visit [eddisons.com](http://eddisons.com)

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