

# TO LET

## Unit 1 County Works, Dockfield Road, Shipley, BD17 7AR



### Self -Contained Workshop & Premises 115.15 Sq.mtrs (1,239 sq ft)

#### KEY FEATURES

- Established Commercial Location
- Forecourt Parking
- Immediately Available
- Eligible For Small Business Rates Relief

**RENTAL**  
**£8,500**  
**Per Annum**

## Description

The property forms part of a small Industrial complex known as County Works and is in an established commercial area only a short distance from Shipley Town Centre.

Accommodation is provided across a single level and the workshop was last used for light engineering having a gross internal floor area of approximately 115.15 sq.mtrs (1,239 sq. ft).

The unit has a solid floor throughout with partitioned office/store, kitchenette & w/c facilities to one corner. Access is provided via double timber loading doors of approximately 2.95 mtrs wide (10ft) and internally it has a minimum working height of 2.5 mtrs (8ft)

## Rating Assessment

The property is assessed for Uniform Business Rates as follows:

Description – Workshop & Premises

Rateable Value - £8,000

## Services

The property benefits from the provision of all mains services.

## Terms

The property is available to let on a new full repairing and insuring lease for a term of 3 years or longer. Any more than three years will incorporate regular upward only rent reviews.

## Rental

£8,500 per annum exclusive paid monthly in advance.

## Legal Costs

The incoming tenant will be responsible for the Landlords legal costs.

## Energy Performance Certificate

The property has an energy performance rating of E-109

## Anti-Money Laundering

In accordance with current legislation, two forms of ID will be required from any successful applicant.

## VAT

The rental quoted is exclusive of any VAT liability If applicable

## Viewing

For further information. and viewing arrangements please contact:

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