

TO LET

The Sidings, Thackley Old Road, Shipley, BD18 1BN



Two Adjoining Workshop/Industrial Units 260.72 Sq.m (2,800 sq ft)-

KEY FEATURES

- Established Commercial Location
- Forecourt Parking
- Clear Working Space
- Drive- in Access

RENTAL
£1,950
Per month

Description

The property comprises two adjoining light industrial units which form part of a small estate located in an established commercial area, only a short distance from Shipley Town Centre and accessed from Thackley Old Road.

The two units can be provided with internal interconnecting access which would then provide accommodation across a single level extending to 260.72 Sq.mtrs (2,800 sq.ft).

The property has a solid floor throughout and is accessed via two roller shutter doors of approximately 4 mtrs (13ft) and has an average internal working height of more than 4 mtrs (13ft)

Rating Assessment

Unit 1C

Description – Workshop & Premises

Rateable Value - £11,250

Unit 3

Description – Warehouse & Premises

Rateable Value - £10,750

Services

The property benefits from the provision of mains water, drainage & 3-phase electric.

Terms

The property is available to let on a new full repairing and insuring lease for a term of 3 years or longer.

Rental

£1,950 per calendar month exclusive paid monthly in advance.

Legal Costs

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

Energy Performance Certificate

Unit 1C has an energy performance rating of C-66

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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