

## TO LET

### Unit 3 The Sidings, Thackley Old Road, Shipley, BD18 1BN



### Self -Contained light Workshop 130.36 Sq.m (1,400 sq ft)-

#### KEY FEATURES

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

**RENTAL**  
**£995**  
**Per Month**

## Description

The property comprises a self-contained light industrial unit which forms part of a small estate located in an established commercial area situated only a short distance from Shipley Town Centre and accessed from Thackley Old Road.

Accommodation is provided across a single level extending to approximately 130.36 sq.mtrs (1,400 sq. ft). The unit has a solid floor throughout with an average internal working height of more than 4 mtrs (13ft). Drive-in access is provided via a roller shutter door of approximately 4 mtrs (13ft) wide.

## Rating Assessment

Description – Warehouse & Premises  
Rateable Value - £10,750

## Services

Each unit benefits from the provision of mains water, drainage & 3-phase electric.

## Terms

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

## Rental

£995 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 3 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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