

TO LET

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



Self -Contained light Workshop/Industrial Units
130.36 Sq.m (1,400 sq ft)- 260.72 Sq.m (2,800 sq.ft)

KEY FEATURES

- Established Commercial Location
- Forecourt Parking
- Available Summer 2026
- Eligible For Small Business Rates Relief

RENT FROM
£13,500
Per Annum

Description

The property comprises two adjoining light industrial units which form 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.

Each unit provides accommodation across a single level and has a gross internal floor area of 130.36 sq.mtrs (1,400 sq. ft).

The units have a solid floor throughout and are accessed via a roller shutter door of approximately 4 mtrs (13ft) wide with 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

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

Terms

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

Rental

Each unit is available to rent at a figure £13,500 per annum 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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