

## TO LET

### 1C The Sidings, Thackley Old Road, ShIPLEY, BD18 1BN



### Self -Contained light Workshop Unit 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 within an established commercial area, only a short distance from Shipley Town Centre and accessed from Thackley Old Road.

Accommodation is provided across a single level, and the unit has a gross internal floor area of 130.36 sq.mtrs (1,400 sq. f). It 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 – Workshop & Premises  
Rateable Value - £11,250

## Services

The 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 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:

Stuart P Illingworth DipSurv, MRICS  
Email- [stuart@woodheads.co.uk](mailto:stuart@woodheads.co.uk)  
Tel - 01274-530570