

# TO LET

## Self-contained Offices in Shipley

1270 sq ft (117.2 sq m) net approx.

### UNIT 5: PARK VIEW COURT ST PAUL'S ROAD SHIPLEY BD18 3DZ



#### Office Property: To Let

**Two storey, largely open plan self-contained offices at Ground and First floor level within this strategically placed Town Centre with excellent rail links. Rates-free for Small Businesses!**

#### Shipley Location

The Aire Valley town of Shipley is conveniently located for access into Leeds, Bradford and Keighley and has excellent rail links with its own rail station offering very regular and speedy journey times to Leeds and Skipton. Current occupiers at Park View Court include various professional firms, and 'not for profit'/charity organisations.

There are a good range of shops and services available in the Town Centre, Park View Court being on the edge of this and within comfortable typical walking distance of facilities including the Asda Supermarket which is adjacent.

Near to the Town Centre is the historic village of Saltaire with its World Heritage Status and providing one of the District's most popular tourist magnets

## PARK VIEW COURT ST PAUL'S ROAD SHIPLEY BD18 3DZ

### Office Property Description

- >The Buildings are arranged in L shaped terraces with stone outer wall claddings at ground floor level and white rendered upper floor level and having pitched tiled roofing with a deep overhang.
- >Entrance lobby with door entry system - leading into Ground floor entrance hall; open plan office area. Leading off the entrance hall are toilets. To the side of the main office area is snack/refreshment - making area.
- >Staircase leading up to First floor office area
- >Mixture of modern suspended ceilings with recessed modular lighting and emulsion ceilings with recessed prismatic lighting.
- > Simple emulsion wall finishes. Carpets. Gas-fired central heating.

### Lease

Length of term negotiable.

### Rental

**Commencing rental only £952.50 p.c.m (plus VAT) exclusive.**

All rents are quoted exclusive of building insurance and service charges.

Tenants are responsible for connecting their own telephone/broadband lines. All charges are payable calendar monthly in advance by standing order. One month's deposit is payable at the start of the agreement.

### Commercial Business Rates

The Premises are individually assessed at RV11750 and qualifying Small Business tenants will benefit from NO RATES to pay!

### Legal Costs

Each party to pay their own costs in drawing up the lease.

### VAT

All rents are quoted exclusive of Value Added Tax (if applicable).

### Commercial Energy Performance Certificate

EPC grade 'D' with documents available to view upon request

### Viewing

**Strictly by appointment** through – Andrew Idle Associates T – 01274 743884 E – [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

### Can we help you further?

We offer commercial property owners thinking of selling or letting - a free no obligation marketing assessment.

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