

TO LET

Serviced offices in Shipley

From 235 sq ft (21.8 sq m) approx.

SHIPLEY BUSINESS CENTRE KIRKGATE HOUSE 30 KIRKGATE SHIPLEY BD18 3QN



Office Property: To Let

First and Second Floor Serviced Offices suitable for two to six or more desks. Offered on simple 12 month licences or longer lease if required by the occupier, on an inclusive-of-bills basis. Door entry system. Good natural lighting. Parking permits, for designated streets nearby for unlimited periods, available free of charge up to two per business.

Shipley Location

These offices are located in the Town Centre of Shipley, where smaller serviced office accommodation is hard to come by. The Aire Valley town of Shipley is conveniently located for access into Leeds, Bradford and Keighley and has excellent rail links with stations in Shipley and Saltaire with rapid journey times to Leeds and Skipton. There is a good range of shops and services available. Near to Shipley Town Centre is the historic and picturesque Victorian village of Saltaire, designed by Sir Titus Salt and having World Heritage Status.

Office Property: Description

The accommodation is approached via a prominent corner entrance, glazed stairwell benefiting from secure door entry system with card reader and keys.

The offices are sited on either side of the access corridor on each floor and having generous sized windows. Modern suspended ceiling with Cat.II recessed modular lighting. Toilets and sink areas on each floor.

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Lease

Length of term negotiable.

Rental

Commencing rental from only £60 per week (plus VAT) **inclusive**.

All rents are quoted inclusive of energy and service charges.

Tenants are however responsible for connecting their own telephone/broadband lines - though all rooms have existing phone sockets.

All charges are payable calendar monthly in advance by standing order.

One month's deposit is payable at the start of the licence agreement.

Commercial Business Rates

The Premises are individually assessed and tenants pay their own rates.

Currently Small Business Relief applies to many of the suites resulting in **nil rates payable**.

Legal Costs

Incoming tenants would incur legal costs only if they wish to take independent legal advice.

Commercial Energy Performance Certificate

The full EPC is available by arrangement with the Landlord.

The Building is graded 'E', however the boiler has since been replaced which will have improved the rating.

VAT

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

Viewing

Strictly by appointment with the Sole Agent – Andrew Idle Associates

T – 01274 743884

E – enquiries@andrewidle.co.uk

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable

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