

TO LET

Self-contained Offices in Shipley

1460 sq ft (135.8 sq m) net internal approx.

UNIT 16: 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 good level of allocated parking within the development excellent rail links.

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

UNIT 16 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 (including disabled facility). To the side of the main office area is snack/refreshment - making area. Internal security shutters.
- >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 and up-to-date boiler certificate.

Lease

Length of term negotiable from 12 months upwards.

Rental

Commencing rental £1600.00 p.c.m (plus VAT) inclusive of building insurance and service charge. Metered electricity is billed separately and other utilities i.e. gas/water are in addition.

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 RV14250 and current rates in the £ are 48.0p up to 31st March 2019.

Legal Costs

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

VAT

All rents are quoted exclusive of Value Added Tax (which is charged here).

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

Can we help you further?

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

DISCLAIMER

Andrew Idle Associates, along with any Joint Agent, Seller or Lessor of this Property for whom they act hereby give notice that these particulars are a general outline only for the guidance of intending Purchasers or Tenants and do not constitute part of an offer or contract. Although every care has been taken to produce accurate information, all descriptions and any other details are given without responsibility and any intending Purchasers or Tenants should satisfy themselves by inspection or otherwise as to their correctness and take independent advice if necessary. No warranty is given as to the condition of services and fittings.

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

No liability is accepted for any losses incurred from the use of information contained in these particulars.

