



Unit 7A

Baildon Business Park, Otley Road, Shipley, BD17 7AX

Modern Industrial Unit For Sale

4,136 sq ft
(384.25 sq m)

- Electrical roller door
- CCTV & alarm system
- Extensive yard & turning area
- 10 car parking spaces



Unit 7A, Baildon Business Park, Otley Road, Shipley, BD17 7AX

Summary

Available Size	4,136 sq ft
Rateable Value	£28,750
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction
EPC Rating	A (8)

Description

Property is a recently constructed end terrace modern unit of steel frame construction benefitting from the following: -

- Adaptable Modular office facilities;
- Efficient and sustainable heating and lighting system;
- Electric roller door;
- CCTV and alarm system;
- Gas supply;
- Clear working height of 6.5m;
- 10 car parking spaces;
- Extensive yard and turning area.

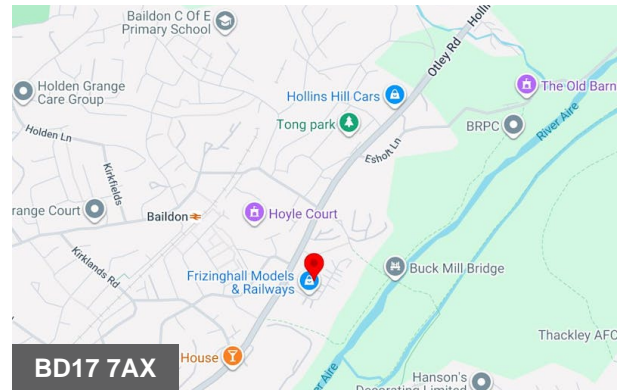
Location

Situated within easy reach of north west Leeds and north east Bradford, as well as the arterial routes through the area, the Baildon business park is a development of modern units on Otley Road Shipley with excellent access to the whole of the West Yorkshire conurbation.

Terms

The property is available on a freehold basis.

Price on application.



Viewing & Further Information

Nick Arundel (AWS Ltd)

07850 126226

nick@awsltd.co.uk

Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk