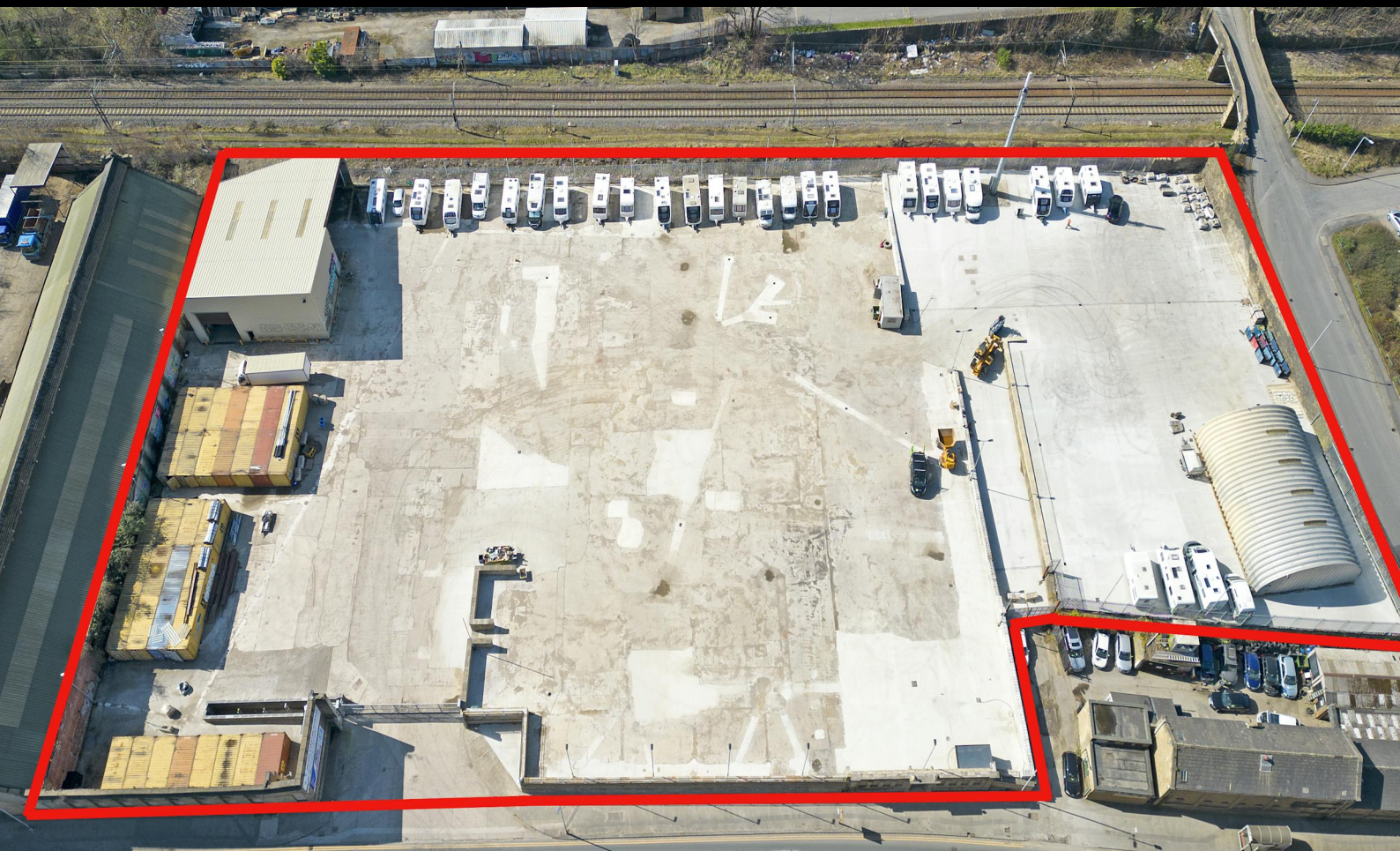




Valley Road, Shipley, BD2 1AU

High Profile Secure Storage Land

1 to 3 acres (0.40 to 1.21 hectares)

- Highly prominent location
- Flexible lease terms
- Secure site with automated barrier system
- Electricity and water supplies

Summary

Available Size	1 to 3 Acres
Business Rates	Subject to revaluation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The property comprises a plot of storage land capable of being divided to suit occupiers requirements.

- Industrial units can be upgraded or used as basic covered storage.
- Electricity and water is available.
- Highly secure perimeter fence including automated gate system.
- Level concrete surface.

Location

The property is prominently located fronting Valley Road on the edge of Shipley, West Yorkshire.

The nearest railway station is Frizinghall, located just 200 metres away, providing convenient transport links. Nearby bus stops include Valley Road Poplar Road (S), Valley Road Shipley Fields Road (N) and Poplar Road Poplar Crescent.

In terms of amenities, the area is served by several local convenience stores including Aldi, Costa and Nisa.

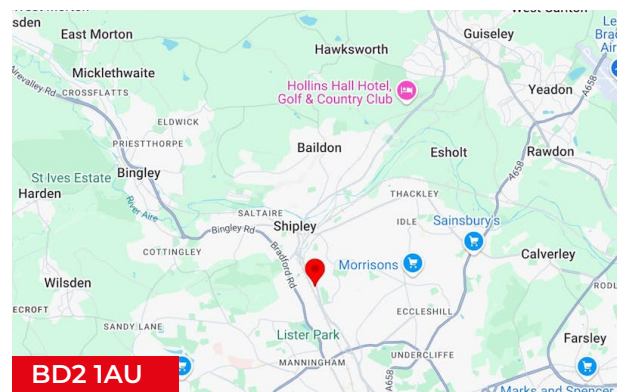
Overall, the site is a well-connected within Bradford, offering access to essential services and public transportation.

Viewings

Viewings by appointment only.

Terms

Flexible terms and quoting rents are available upon request.



Viewing & Further Information



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