



Unit D, Shipley Wharf, Shipley, BD17 7DW

Ground floor suite within an established mill development

1,500 to 2,996 sq ft (139.35 to 278.34 sq m)

- Ground floor office
- Parking available
- Complimentary tenants onsite
- Character development
- Suitable for a variety of uses
- Can be split to provide 1,500 sq ft

Summary

Available Size	1,500 to 2,996 sq ft
Business Rates	Upon Enquiry
Service Charge	£3 per sq ft
Car Parking	Upon Enquiry
EPC Rating	Upon enquiry

Description

A ground floor suite located within Block D at Shipley Wharf, suitable for a variety of uses and comprising of the following specification;

- Timber floor
- Windows to both elevations
- Views across the Leeds - Liverpool Canal
- Male, female and disabled WC's
- Central heating system
- Perimeter services
- Onsite parking

The office can be split to offer a suite from approximately 1,500 sq ft up to 3,000 sq ft.

Location

Shipley Wharf occupies a prominent canal-side position on Wharf Street, close to Shipley town centre and the historic village of Saltaire. The building sits alongside the Leeds & Liverpool Canal and benefits from convenient access to the A6038, A657 and A650, providing straightforward connections across West Yorkshire.

Both Shipley and Saltaire railway stations are within easy walking distance, providing regular services towards Leeds, Bradford, Ilkley and Skipton.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Unit D	2,996	278.34	Available
Total	2,996	278.34	

Viewings

Via the Sole Agents DHP

Terms

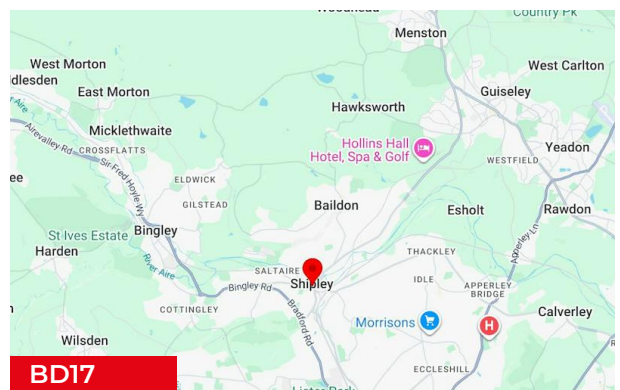
New lease terms to be agreed

Anti-Money Laundering

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

Legal Fees

Each party to be responsible for their own fees in relation to the transaction



Viewing & Further Information



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