



Adair Paxton
Property Specialists

EST 1859

TO LET

Second Floor
Office Suite + Mezzanine
2,763 sq ft (257 sq m)

- Access Raised Floors
- Gas Fired Central Heating
- Feature Balcony
- Steel Framed Mezzanine
- Allocated Car Parking
- Integrated Intercom and Alarm Systems

Suite 5 Salts Wharf
Ashley Lane
ShIPLEY
BD17 7DB

Rental:
£29,000 per annum

Location

Salts Wharf is situated on the northern periphery of Shipley Town Centre, in an established commercial and office area, situated alongside the Leeds & Liverpool Canal, with access from Salts Mill Road and ultimately Ashley Lane. The property benefits from excellent access via Salts Mill Road from both Otley Road (A6038) and Leeds Road (A657). The property is in close proximity, and easy walking distance of both Shipley & Saltaire Railway Stations and surrounding public transport networks servicing Leeds, Bradford, Keighley, Skipton and Ilkley.

Description

Salts Wharf comprises of an attractive 3-storey stone built detached office building, constructed to a good standard in 2000 and incorporating high quality finishes including:

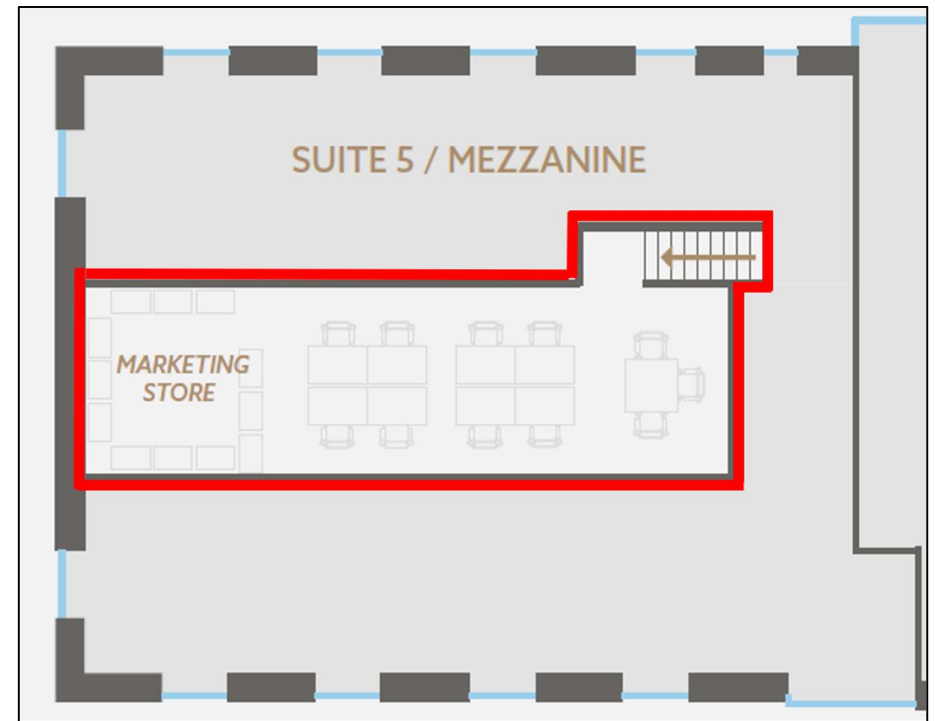
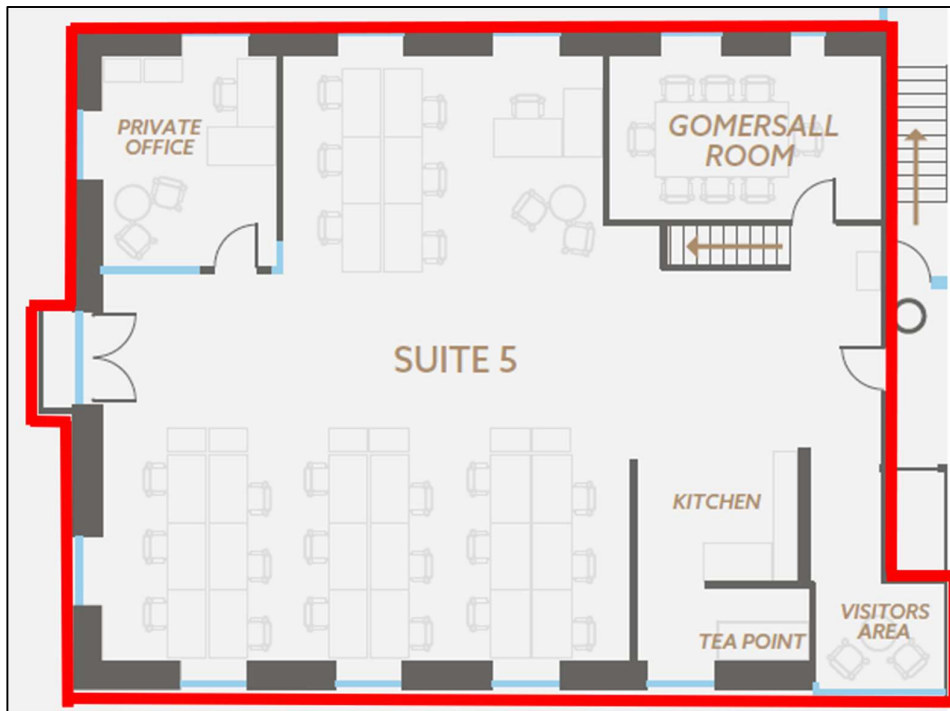
- Passenger Lift
- Gas Fired Central Heating
- Modern WC Facilities within the common areas
- Large Secure Surfaced Car Parking
- Kitchenette Facilities



Accommodation

Description	Sq Ft	Sq M
Suite 5	2,087	194
Mezzanine	676	63
Total	2,763	257

Floor Plan



Floor plans for illustrative purposes only and not to be relied upon.

Service Charge

A service charge is raised to the costs of management, maintenance and landscaping of the estate common areas.

EPC

The property benefits from an EPC rating of B-41. A full copy is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

It is understood that VAT is not applicable.

Terms

The property is available to let on a new effective full repairing and insuring terms at a quoting rental of £29,000 p.a.

Rateable Value

The current rateable value for the property is £18,250 within the 2023 Rating list.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Amended: October 2024

For more information, please contact:

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All Enquiries:

For further information or to arrange a viewing please contact:

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