



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT

UNITS 2 AND 3
WEIRSIDE COURT, DOCKFIELD ROAD,
SHIPLEY, BD17 7AD



FOR SALE

VIRTUAL FREEHOLD – AVAILABLE INDIVIDUALLY

2 HIGH QUALITY WAREHOUSES / HYBRID UNITS

4990 SQ. FT. (463 SQ. M)

PRICE: £615,000

CONTACT:

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2 and 3 Weirside Court, Dockfield Road, Shipley

LOCATION

Weirside Court is a small industrial park located off Dockfield Road, Shipley, close to its junction with Otley Road (A6038).

Bradford is located 3 miles south and the motorway network, M606/M62 is within 6 miles.

DESCRIPTION

Units 2 and 3 form part of a terrace of 3 properties. The units are constructed of stone and profile metal cladding under a pitched roof, with offices at the first-floor level.

ACCOMMODATION – UNIT 2

	Sq. Ft.	Sq. M
Ground Floor – Warehouse	1495	139
First Floor – Office, Kitchen & WC	1495	139
TOTAL	2990	278

ACCOMMODATION – UNIT 3

	Sq. Ft.	Sq. M
Ground Floor – Warehouse	1620	150
First Floor – Office, Kitchen & WC	380	35
TOTAL	2000	185

SPECIFICATION

Double Roller Shutter Door
 Fire and Security Alarms
 Lighting
 Heating
 Kitchen and WCs
 Car Parking

TENANCY

Unit 3 is let on a 6-year lease from January 2025 at a rent of £17,000 p.a. There is a mutual break clause at the end of year 3. The lease is outside the Act.

TERMS

The properties are for sale on a 999-year lease from February 1989.

Unit 2: £340,000.

Unit 3: £275,000.

RATEABLE VALUE

Unit 2 rateable value: £16,250

Unit 3 rateable value: £15,750

LEGAL COSTS

Each party responsible for their own legal costs.



VIEWING

Strictly by appointment only, contact:-
 Richard Heslop: 01943 662662
 Or email richard@de-commercial.co.uk



MISREPRESENTATION ACT

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