



**INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT**

**UNIT 2 WEIRSIDE COURT, DOCKFIELD ROAD,  
SHIPLEY, BD17 7AD**



**FOR SALE**

**HIGH QUALITY WAREHOUSE / HYBRID UNIT  
OF INTEREST TO OWNER OCCUPIERS/INVESTORS**

**2990 SQ. FT. (278 SQ. M)**

**GUIDE PRICE: £295,000**

**CONTACT:**

Richard Heslop – 01943 662662  
richard@de-commercial.co.uk

## 2 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

Unit 2 Weirside Court is one of a terrace of three properties. A single storey unit constructed of stone and profile metal cladding under a pitched roof, with offices at the first-floor level.

### ACCOMMODATION

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



### SPECIFICATION

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

### TERMS

The property is available at a guide price of £295,000.

### RATEABLE VALUE

The rateable value of the property is £14,750.

### 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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