



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

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



FOR SALE

HIGH QUALITY WAREHOUSE / HYBRID UNIT

2990 SQ. FT. (278 SQ. M)

GUIDE PRICE: £340,000

CONTACT:

Richard Heslop – 01943 662662
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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).

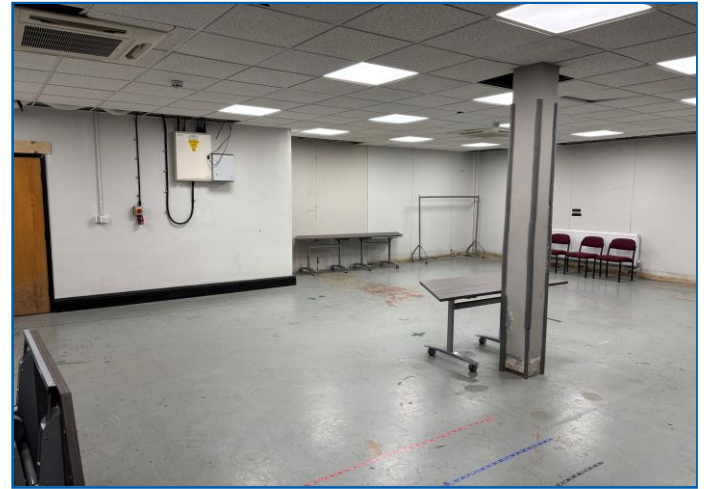
Bradford is located 3 miles south and the motorway network, M606/M62 is within 6 miles.

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
TOTAL	2990	278



SPECIFICATION

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

TERMS

The property is offered for sale on a virtual freehold under a 999-year from February 1989. The guide price is £340,000.

RATEABLE VALUE

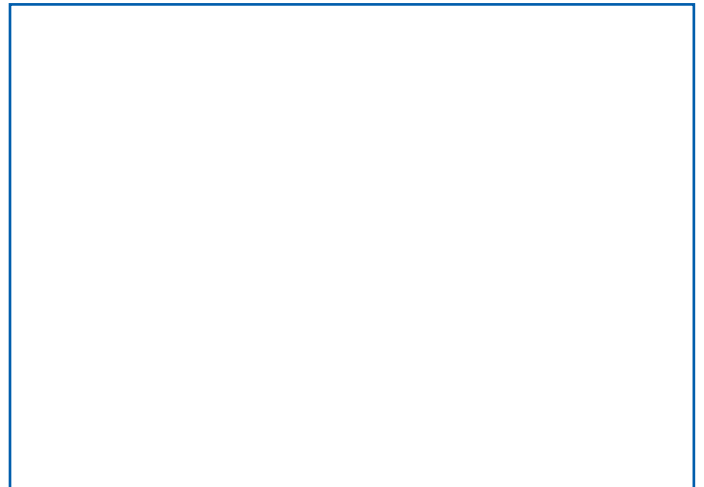
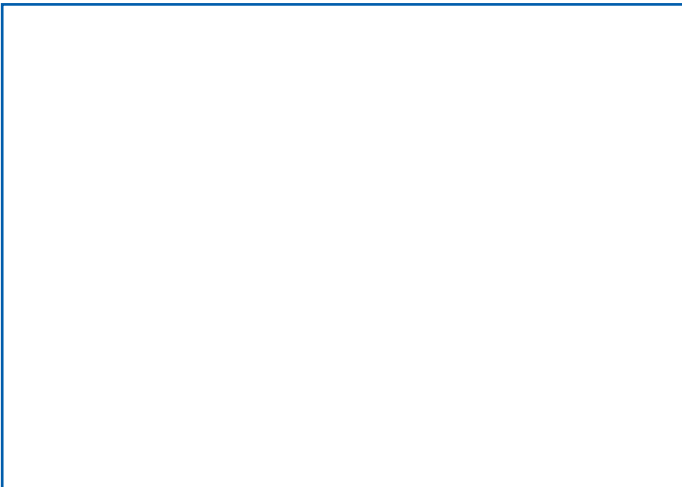
The rateable value of the property is £16,250.

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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