



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT 3
WEIRSIDE COURT, DOCKFIELD ROAD,
SHIPLEY, BD17 7AD**



**FOR SALE – MAY LET
VIRTUAL FREEHOLD
HIGH QUALITY WAREHOUSE / HYBRID UNIT
2000 SQ. FT. (285 SQ. M)
PRICE: £275,000**

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

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

Unit 3 forms part of a terrace of 3 properties. The units is constructed of stone and profile metal cladding under a pitched roof, with offices at the first-floor level.

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 property is for sale on a 999-year lease from February 1989.

Unit 3: £275,000.

Alternatively the property may let.

RATEABLE VALUE

Unit 3 rateable value: £15,750

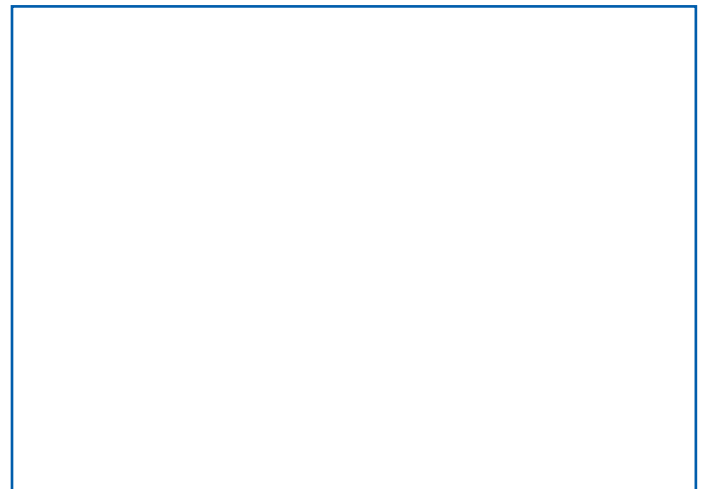
LEGAL COSTS

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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Money Laundering Regulations (introduced 26th June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.