



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**UNIT 1 G  
SAPPER JORDAN ROSSI PARK  
BAILDON, BD17 7AX**



**TO LET  
2-STOREY HYBRID COMMERCIAL UNIT  
SUITABLE FOR WAREHOUSING AND STORAGE  
3000 SQ. FT. (278 SQ. M)**

**RENT: £32,500 P.A.**

CONTACT:  
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## Unit 1G Sapper Jordan Rossi Park, Baildon, BD17 7AX

### LOCATION

Sapper Jordan Rossi Park, developed in 2018, is a 13-acre business park located within a popular business area and prominently situated fronting Otley Road, linking Guiseley and Leeds with Shipley, Bradford and the M62.

Unit 1G is a hybrid unit, arranged over 2 storeys. There are five car parking spaces allocated.

### DESCRIPTION

The property extends to 3,000 sq. ft and is constructed within a steel portal frame with a profiled metal roof and high-performance steel external cladding.

### ACCOMMODATION

|                         | Sq. Ft. | Sq. M |
|-------------------------|---------|-------|
| Ground Floor: Warehouse | 1500    | 139   |
| First Floor: Offices    | 1500    | 139   |
| TOTAL                   | 3000    | 278   |

### SPECIFICATION

Electric LED lighting heating system;  
High spec. security system;  
Roller shutter door;  
Brew area and WC;  
Car parking.

### TERMS

The property is available to lease for a term by arrangement.  
Quoting rent is £32,500 p.a.

### RATEABLE VALUE

The property has a rateable value of £22,250.

### LEGAL COSTS

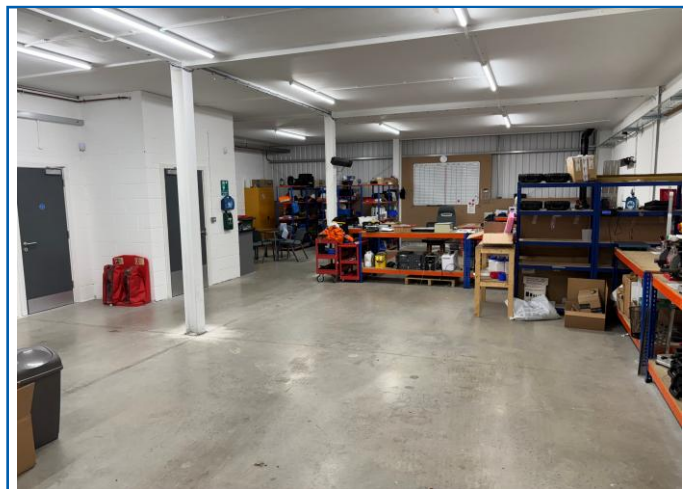
Each party responsible for their own legal costs.

### SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

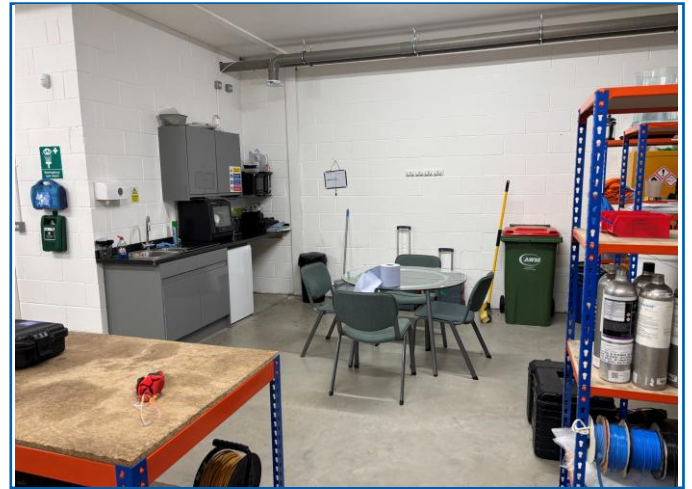
### VIEWING

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



### EPC

Available upon request.



## MISREPRESENTATION ACT

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Money Laundering Regulations (introduced 26<sup>th</sup> 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.