



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

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



**TO LET  
2-STOREY HYBRID COMMERCIAL UNITS  
SUITABLE FOR WARHEOUSING AND STORAGE  
2000 SQ. FT. (186 SQ. M)**

**RENT: £20,000 P.A.**

CONTACT:  
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**Unit 1H Sapper Jordan Rossi Park, Baildon, BD17 7AX**

**LOCATION**

Sapper Jordon 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 1H is a hybrid unit, arranged over 2 storeys and comprises the end unit of a terrace of 9 units.

**DESCRIPTION**

The property extends to 2,000 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	1000	93
First Floor: Offices	1000	93
<b>TOTAL</b>	<b>2000</b>	<b>186</b>

**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 £20,000 p.a.

**LEGAL COSTS**

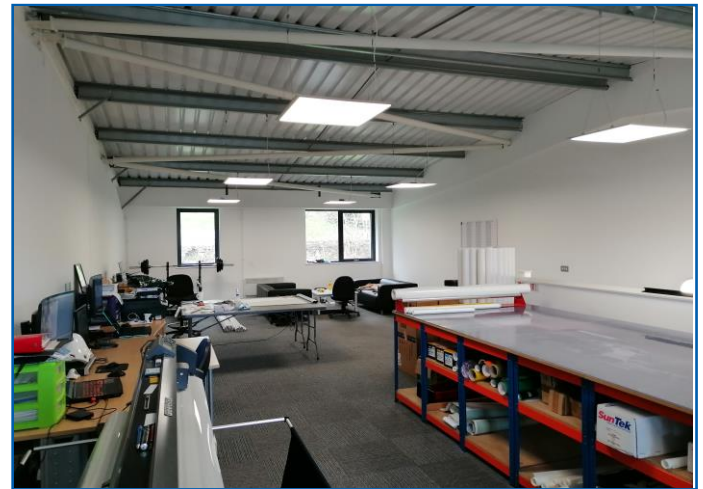
Each party responsible for their own legal costs.

**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.

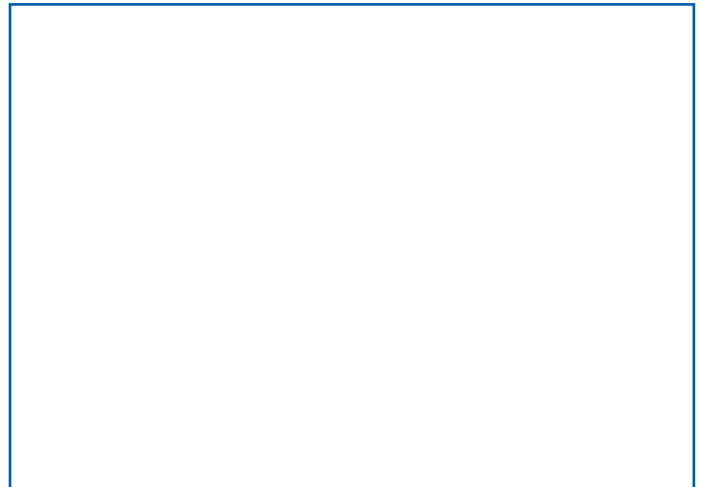
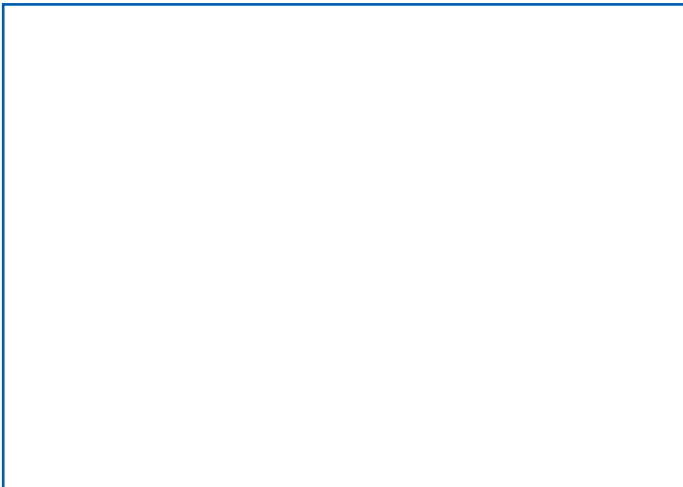
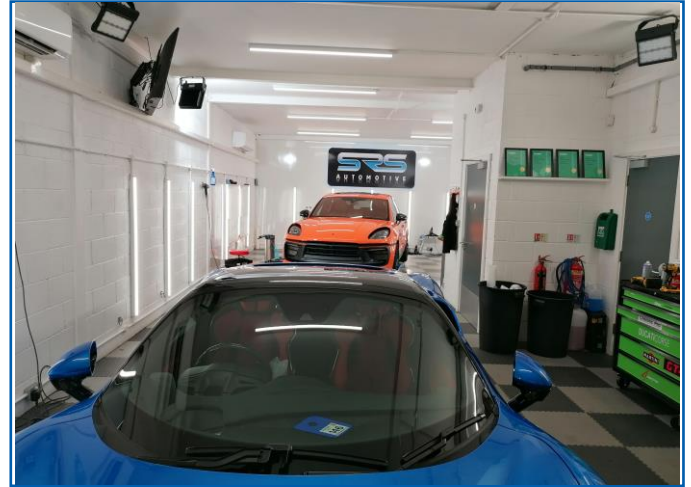
**VIEWING**

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



**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.