



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT

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



**FOR SALE**

**HIGH QUALITY WAREHOUSE INVESTMENT**

**2000 SQ FT (185 SQ M)**

**ANNUAL RENT: £17,000**

**GUIDE PRICE: £275,000**

CONTACT:

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**Unit 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).

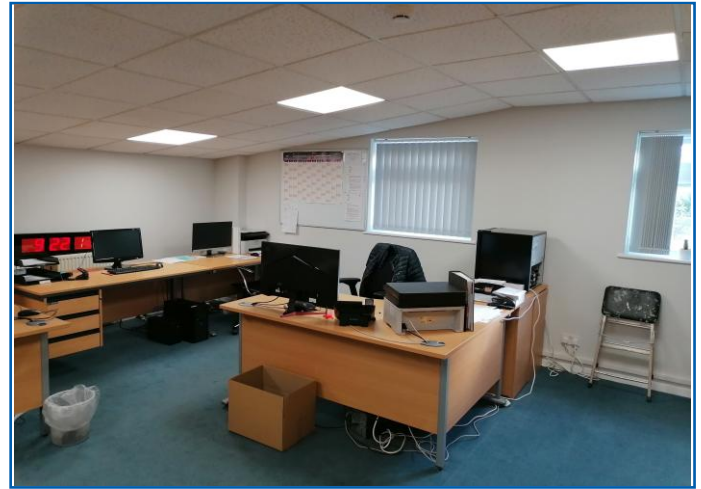
Bradford is located 3 miles south and the motorway network, M606/M62 is within 6 miles.

**DESCRIPTION**

Unit 3 Weirside Court is one of a terrace of 3 properties. A single storey end unit constructed of stone and profile metal cladding under a pitched roof, with a small office constructed at first floor level.

The site is secure with fencing and gated access.

Externally there is car parking and a good-sized yard area.



Awaiting EPC

**ACCOMMODATION**

	Sq. Ft.	Sq. M
Ground Floor – Warehouse	1620	150
First Floor – Office	380	35
<b>TOTAL</b>	<b>2000</b>	<b>185</b>

**SPECIFICATION**

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

**TERMS**

The property is currently let on a 6-year lease from January 2025. The annual rent is £17,000 and there is a break clause at the end of year 3. The lease is outside the Act.

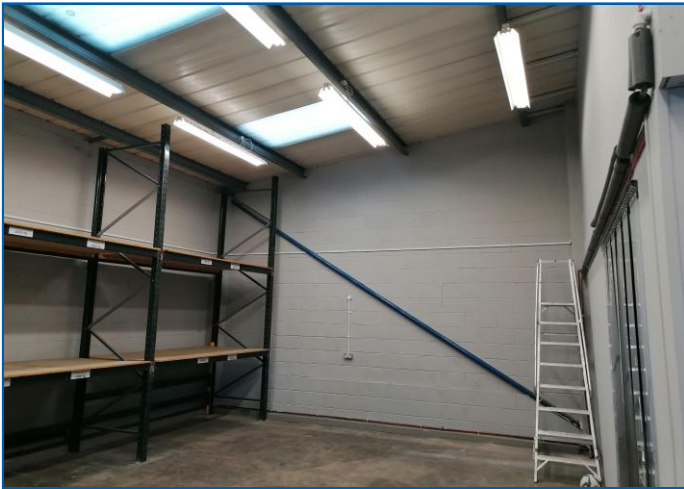
The guide price is £275,000. The property is held on a 999-year lease from February 1989.

**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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