

# TO LET FULLY SERVICED EXECUTIVE OFFICE SUITE



OTLEY ROAD, BAILDON, SHIPLEY, BD17 7LW

RENTAL ON APPLICATION

- \ Excellent well located office suite.
- \ Fully serviced and available with reception and meeting room facilities.
- \ Superb car parking.

AVAILABLE SPACE  
104.90m<sup>2</sup> (1,130sq ft)





## LOCATION

The property is prominently located fronting Otley Road (A6038) in the Charlestown area of Baildon approximately ½ mile to the north east of Shipley town centre. The immediate area is mixed in nature with industrial, leisure and residential properties nearby. Directly to the east is a motorbike showroom and supermarket with a health club close by. The offices are conveniently located for all local amenities.

## DESCRIPTION

The office suite comprises the ground floor of an attractive office block located within a head office complex.

Internally the accommodation is fitted out to a high specification including hard wood timber and glazed partitioning, full suspended ceilings, carpeting and double glazed window units.

The accommodation briefly comprises:-

UNIT	M <sup>2</sup>	SQ FT
Private office	13.38	144
Directors office	19.79	214
Archive/storage	9.57	103
General office	32.52	350
Kitchen area	2.88	31
Open lobby/office area	26.76	288
Gents toilet with shower	-	-
Ladies toilet	-	-
<b>Total Floor Area Approx</b>	<b>104.90</b>	<b>1,130</b>

The landlord operates a fully manned reception with waiting area and if required additional meeting rooms are available on request.

Ample on site car parking is available to serve this office suite.



## RATEABLE VALUE

The rental is inclusive of rates.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available by way of an inclusive rental agreement for a term of years to be agreed.

Rental – on application (inclusive of rates, utility costs, heating).

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in preparing the lease documentation.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com

SEPTEMBER 2017  
SUBJECT TO CONTRACT  
FILE REF / 731.3855A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

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**Eddisons**

# Energy Performance Certificate

## Non-Domestic Building



H C Slingsby Plc  
1 Otley Road  
Baildon  
SHIPLEY  
BD17 7LW

Certificate Reference Number:  
0060-1937-0308-0570-7070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 84

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	11897
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	88.44
Primary energy use (kWh/m <sup>2</sup> per year):	514.33

### Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

95

If typical of the existing stock