

MERCHANTS QUAY

Striking office
space radiating
character and style
set in historical
Saltaire

to let/for sale



Fully Refurbished
Heritage Setting
On Site Car Parking
Inspirational Interiors
Feature Lighting

2,003 - 15,221 sq ft
186.1 - 1,414.1 sq m

Ashley Lane, Shipley
BD17 7DB



Stunning location
 Historic building
 Inspirational interiors
 Open plan floor space



Merchants Quay is a recently refurbished former textile mill, which now provides in excess of 22,000 sq ft of high quality office accommodation over 5 floors.

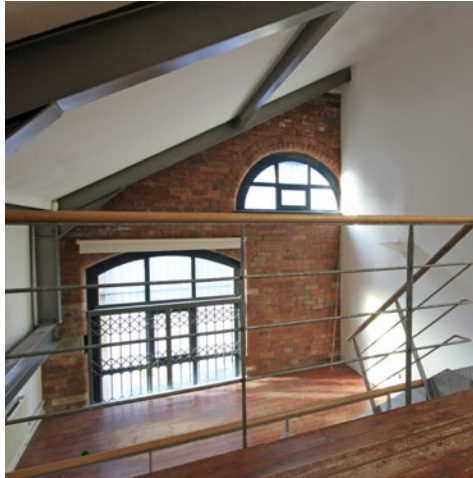
Enjoying all the attributes of a period property, Merchants Quay provides a unique opportunity for occupiers to express their own individuality



**MERCHANTS
 QUAY**

- | | | | |
|---|------------------------|---|---------------------------|
| 1 | MERCHANTSQUAY | 5 | HMRC (former) |
| 2 | Saltaire train station | 6 | Ortho Care |
| 3 | Salts Mill | 7 | Incommunities |
| 4 | Regus | 8 | Sydney Packett & Sons Ltd |

MERCHANTS QUAY



The floors are arranged in predominantly open plan fashion.

Phase 1	Sq ft	Sq m
Upper Ground	2,003	186.09
First Floor	2,226	206.80
Third Floor	2,226	206.80
Phase 2		
Unit 1	3,884	360.84
Unit 2	4,832	448.91



Quality refurbished accommodation with exposed brick work wall, metal columns

Timber double glazing and central heating

Each suite has the benefit of 5 car parking spaces

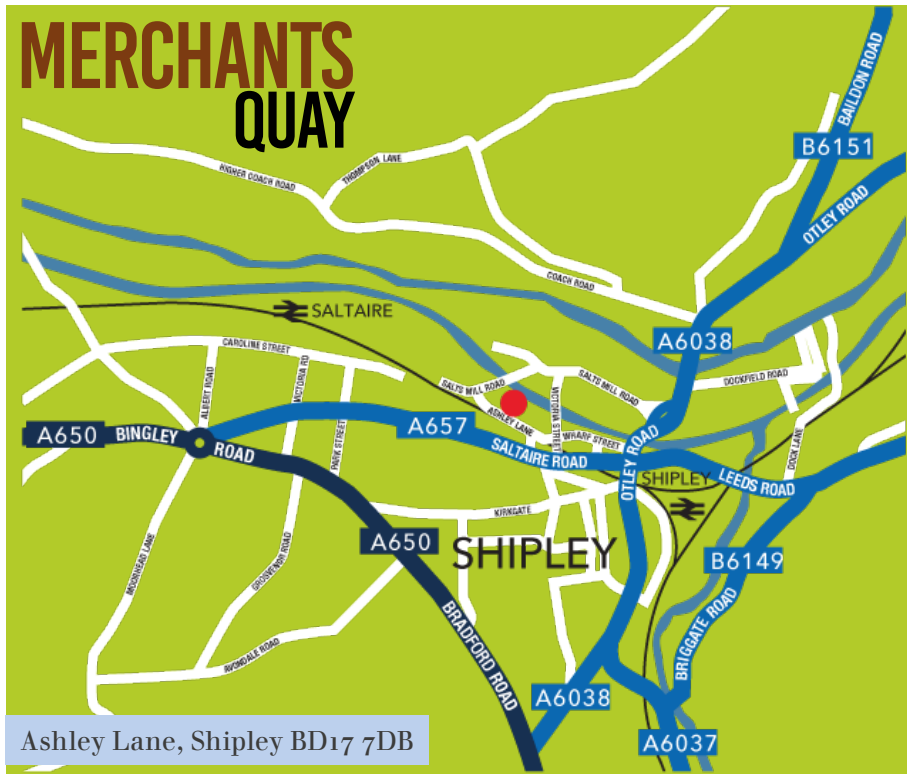
Feature uplighting

Self-contained toilet facilities

Modern lift to all floors

Convenient location and picturesque position adjacent to Leeds Liverpool Canal





The surrounding area forms one of the major regeneration successes in Shipley, not only being close to Salts Mill but other nearby occupiers including Sydney Packet Insurance Brokers, Verifone UK, and Inland Revenue.

Good rail links are available from Shipley Railway Station and Saltaire Railway Station, giving access to the main Aire Valley, Bradford and Leeds Lines.



Merchants Quay is situated alongside the **Leeds Liverpool Canal**, in a well known and popular location, close to the junction of Ashley Lane and **Salts Mill Road** on the northern periphery of Shipley Town Centre. The area provides excellent communications to the A6038 (Otley Road), the A657 (Leeds Road) and A650 (Bradford Road)

Rents
On application.

Lease Terms
The Suites are available to let on new effective full repairing and insuring leases for a flexible term of years to be agreed. The tenant will be responsible for internal repairs and for reimbursing to the landlord a proportion of the cost of repairs, maintenance and insurance by way of a service charge in the usual manner.

VAT
All prices and rentals quoted are exclusive of any VAT liability - if applicable.

Longleasehold Sale
The landlord may consider a sale upon a long leasehold basis of individual floors if required. Further information upon request.

Legal Costs
The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

Viewing & further information
Strictly by prior appointment with the joint selling agents:

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