

TO LET

**HIGH QUALITY MODERN WAREHOUSE/
OFFICE WITH PARKING**



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

- 3,000 sq.ft. (278.7 sq.m)
- Built in 2019
- Ground floor warehouse with first floor offices
- 3 phase electricity
- 5 allocated parking spaces

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Sapper Jordan Rossi Park (Formerly Baildon Business Park) is located off the A6038 Otley Road in the town of Baildon, approximately 10 miles north west of Leeds. The property enjoys easy access to Shipley which lies approximately 2 miles to the south west and Guiseley, approximately 3 miles to the north east. The popular residential areas of the Wharfe Valley are also within reach.

Unit 1B is a part of the highly successful 13 acre development which completed in 2019. It is home to numerous local and regional occupiers including City Electrical Factors Ltd, Laxtons Ltd and Canvasman Ltd.

DESCRIPTION

The units on the estate are two storey hybrid units of steel portal frame construction providing warehouse space to the ground floor and modern offices to the upper floor.

The unit provides open plan accommodation on each floor and is finished to a modern specification including perimeter trunking, carpeting, electric panel heaters and uPVC double glazing to the first floor offices and an electric roller shutter door, concrete floor, kitchenette, wc facilities and store room to the ground floor warehouse.

The unit benefits from 5 allocated car parking spaces in the front yard.



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Floor Areas:-

Ground Floor Warehouse	1,500 sq.ft.	139.35 sq.m.
First Floor Offices	1,500 sq.ft.	139.35 sq.m.
Total NIA	3,000 sq.ft.	287.7 sq.m

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£32,500 per annum exclusive**. Any tenant will be responsible for a proportion of the communal Service Charge for the building, details on request.

RATES

The property has a Rateable Value of £22,750, giving an approximate rates payable of £11,352.25 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (40) valid until the 17th October 2028. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
May 2025