

PROPERTY UPDATE

AUTUMN and WINTER 2016/2017

PHASES 2 AND 3 UNDERWAY AT BAILDON BUSINESS PARK

Phase 2 comprises three buildings totalling 38,000 sq ft. Construction started in July and completion is scheduled for December 2016. Two of the three buildings have been pre-sold and due to the strong level of interest in the Park, the developers commenced construction of Phase 3 in August. Completion is scheduled for February 2017. One building of 10,000 sq ft has been pre-sold with strong interest in the remaining 15,000 sq ft.



Unit 4 Moorfield Chambers Yeadon – new lease negotiated

RECENT DEALS

- I) Unit 6 Baildon Business Park. A 15,000 sq ft building sold to Laxtons.
- II) Unit 3B Baildon Business Park. A 10,000 sq ft building sold to GSM.
- III) Station Road, Otley. Valuation of 9,800 sq ft factory for private clients.
- IV) Unit 4 Moorfield Chambers, Yeadon. Negotiated a new lease on this modern office building on behalf of private clients.
- V) Henshaw Works off Kirk Lane Yeadon. Negotiation of new lease to a Bradford based company.
- VI) Harrogate Road Rawdon. Sale of retail and commercial investment on behalf of Trustees of a family estate.
- VII) Cowpasture Road Ilkley. New lease granted on this prominent retail unit to be opened as opticians.
- VIII) Completed valuations for a number of private pension funds.
- IX) 6 Bondgate Otley. Negotiated a new lease on this prominent retail property in the heart of Otley town centre.



Baildon Business Park – Units 3B and 6 sold

SELECTED INSTRUCTIONS

Dale Eddison Commercial is currently marketing a wide variety of properties (freehold and leasehold) across all market sectors.

- i) Station Road Otley. Marketing this former factory site and secured a change of use to health and fitness.
- ii) Units 1 and 2 Drill Hall Business Centre Ilkley. A rare opportunity to acquire a commercial investment close to the town centre.
- iii) Keighley Road Silsden. A 65,000 sq ft factory and warehouse on a three acre site. Freehold available.
- iv) Office Development Ilkley. Advising clients on this new development which will provide up to 6,000 sq ft in one or more buildings.
- v) Mercury Row Otley. Prominent retail / café premises available on a new lease.
- vi) The Grove Ilkley. Management of two retail units on behalf of private clients.



Henshaw Works – new lease negotiated



Harrogate Road Rawdon – retail and commercial investment sold

CURRENT REQUIREMENTS

Dale Eddison Commercial has a number of active requirements in the area. These include:-

- i) Warehouse / Industrial: Up to three acres of commercial land with or without buildings.
- ii) Residential: Site for residential development up to 0.5 acres.
- iii) Warehouse / Industrial: Buildings for 2,500 sq ft to 10,000 sq ft freehold or leasehold on behalf of a number of clients.
- iv) Offices. Ilkley and Otley: 2,000 sq ft self-contained building with car parking.

DALE EDDISON COMMERCIAL HAS MOVED TO:

21A BROOK STREET

ILKLEY, LS29 8AA

TELEPHONE: 01943 662662

DALE EDDISON COMMERCIAL – WHAT WE DO

Services we offer include:-

- Agency – We act for clients in the acquisition, sale and leasing of all types of commercial buildings and land. With an in-depth knowledge of the market, combined with our links to national agents and strong online presence, we are well placed to put the best options possible in front of our clients.
- Management – Our commercial management service covers a wide variety of commercial properties. We offer a bespoke service tailored to our clients' individual requirements.
- Professional Services – We carry out rent review and lease renewal negotiations on behalf of both property owners and occupiers.
- Development Consultancy – We source potential sites, advise on values, negotiate on behalf of the client and develop a marketing strategy.

FURTHER INFORMATION

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