



FINAL PHASE

INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

UNIT 7A BAILDON BUSINESS PARK BD17 7AX



**FOR SALE
HIGH SPECIFICATION WAREHOUSE
4,000 SQ. FT.**

GUIDE PRICE: £340,000

CONTACT:
Richard Heslop – 01943 662662
richard@daleeddison.co.uk

Unit 7F Sapper Jordan Rossi Park Baildon BD17 7AX

LOCATION

Baildon Business park is a new 13 acre commercial site located within a popular business area and prominently located adjacent to the A6038 linking Guiseley with Shipley.

DESCRIPTION

The first two phases are fully occupied. Unit 7F represents part of the final phase of development and construction commenced in January this year.

ACCOMMODATION

The building will be built to a quality "shell" specification typically providing the following:-

- * Steel portal frame construction
- * Eaves height to 6.5m
- * Good sized concrete service yards
- * Ground level loading doors

TENURE

The building is offered for sale freehold with vacant possession. Guide price is £340,000

VAT

VAT is payable at the standard rate.

EPC

A certificate will be provided once the building is completed.

SERVICES

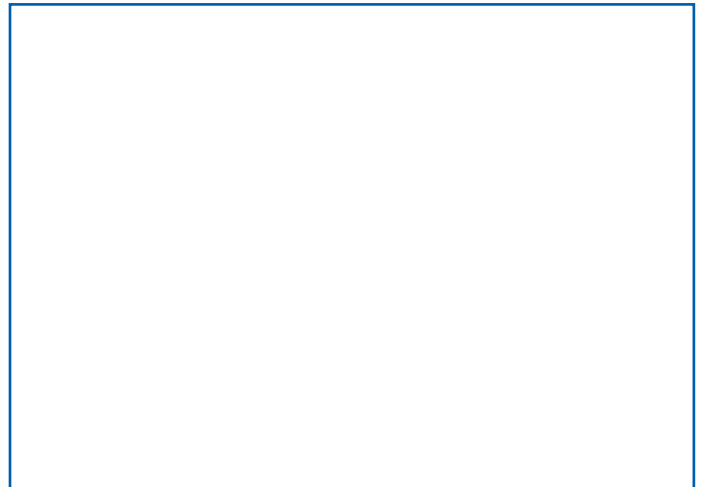
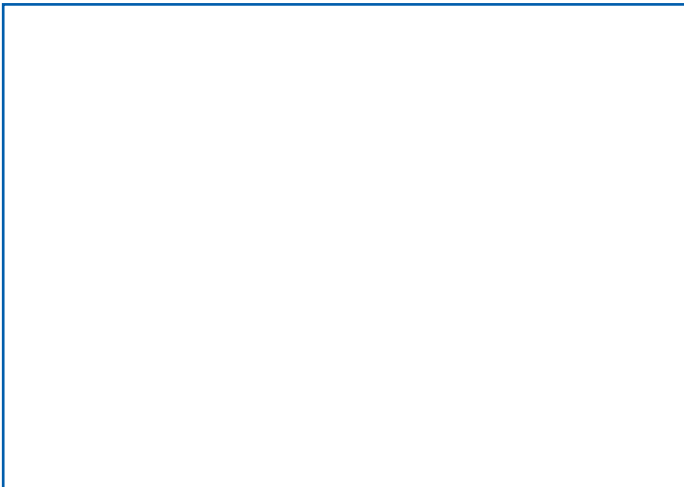
We understand that all mains services are installed or are available. However we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@daleeddison.co.uk



TYPICAL INTERIOR



MISREPRESENTATION ACT

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Money Laundering Regulations (introduced 26th June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.