

# 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](http://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 Guseley, approximately 3 miles to the north east. The popular residential areas of the Wharfe Valley are also within reach.

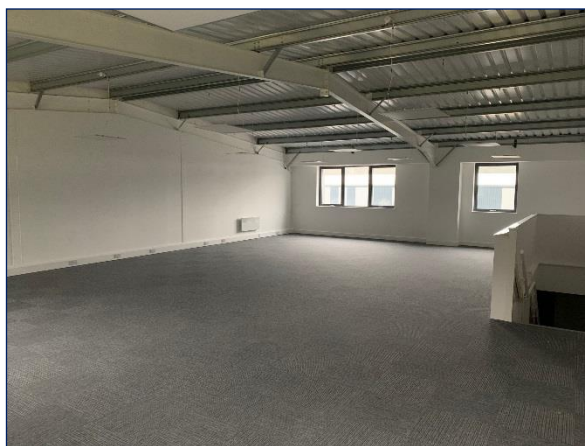
Unit 1B is a part of the highly successful 13 acre development which completed in 2019. It is home to numerous local and regional occupiers including City Electrical Factors Ltd, Laxtons Ltd and Canvasman Ltd.

## 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.
<b>Total NIA</b>	<b>3,000 sq.ft.</b>	<b>287.7 sq.m</b>

## 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 **£35,000 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 17<sup>th</sup> 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:

**Flynn Burgess**

T: 0113 244 9020

M: 07402653238

E: flynn@bht.uk.com

**Tom Grimshaw**

T: 0113 244 9020

M: 07827965146

E: tom@bht.uk.com

Subject to Contract  
May 2025

### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.