

Starkeys

Chartered Surveyors

**ENCLOSED YARD WITH DETACHED OFFICES/STORES
72M² (780 SQ. FT.)
ON A SITE OF 0.25 HECTARES (0.61 ACRES) APPROX.
3 AIRESIDE ROAD
SHIPLEY**



- Situated on Aireside Road, close to Dockfield Road.
- Part concreted yard area bounded by predominantly metal palisade fencing.
- Detached office/storage building with PVC double glazed windows and wall mounted electric heaters.

FOR SALE - £450,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1. LOCATION:

The property is situated on Aireside Road, which runs parallel with Dockfield Road, which is situated off Otley Road (A6038), which leads to Shipley town centre. The property is situated in a predominantly industrial area, with local facilities, including the railway station being available in Shipley town centre.

2. GENERAL DESCRIPTION:

The premises provide an enclosed yard area, on which there is a detached single-storey office/storage building.

The yard area is part concreted and is bounded by predominantly metal palisade fencing, with access being via double metal swing gates. This benefits from lighting and CCTV cameras.

Constructed to the west of the site is a detached office/storage building with a pitched slate covered roof drained by PVC rainwater goods. This provides a range of offices which generally have carpeted floors, painted walls and ceilings, fluorescent lights with diffusers, wall mounted electric heaters and PVC double glazed windows. There is also a kitchenette and WC. To the side, with separate access from the exterior, is a store and a further WC.

3. ACCOMMODATION:

SITE AREA

The total site area is approximately 0.25 hectares (0.61 acres).

THE BUILDING

This has a total gross internal floor area of approximately **72.46m² (780 sq. ft.)** and provides the following:

Store	8.83m ² (95 sq. ft.)
WC	
Office	14.96m ² (161 sq. ft.)
Office	8.36m ² (90 sq. ft.)
Kitchenette	4.37m ² (47 sq. ft.)

WC

Office

13.10m² (141 sq. ft.)

Store

4.65m² (50 sq. ft.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £16,250 (Land Used for Storage and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. SERVICES:

We understand the premises benefit from mains electricity, water and drainage. The yard has CCTV cameras and lighting and the offices/stores are heated by electric heaters.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

6. TENURE:

We are informed that the property is freehold.

7. TERMS:

The freehold interest is offered for sale at £450,000.

8. EPC:

Energy Rating B (40).

9. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**TEL:- 01274 307910
ANDREW WARD MRICS**

27 August 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.