

TO LET

(MAY SELL ENTIRE BUILDING)



SALTS WHARF SHIPLEY

OFFICE SUITES
FROM 202.43 sqm (2,179 sqft)
TO 405.20 sqm (4,362 sqft)
AVAILABLE INDIVIDUALLY
OR TOGETHER

**ENTIRE BUILDING ALSO AVAILABLE FOR SALE
WITH INCOME FROM EXISTING TENANTS**

**SALTS WHARF • ASHLEY LANE
SHIPLEY • BD17 7DB**



Salts Wharf comprises of an attractive 3-storey stone built detached office building, constructed to a good standard in 2000 and incorporating high quality finishes including:-

- Access raised floors with under floor trunking
- Suspended ceiling with integral fluorescent lighting
- Gas fired central heating
- Passenger lift serving all levels
- Feature entrance area
- Modern WC facilities within the common areas
- Feature "balconies"
- Large secure surfaced car parking
- Timber framed double glazing





SALTS WHARF
SHIPLEY



Regus



ACCOMMODATION

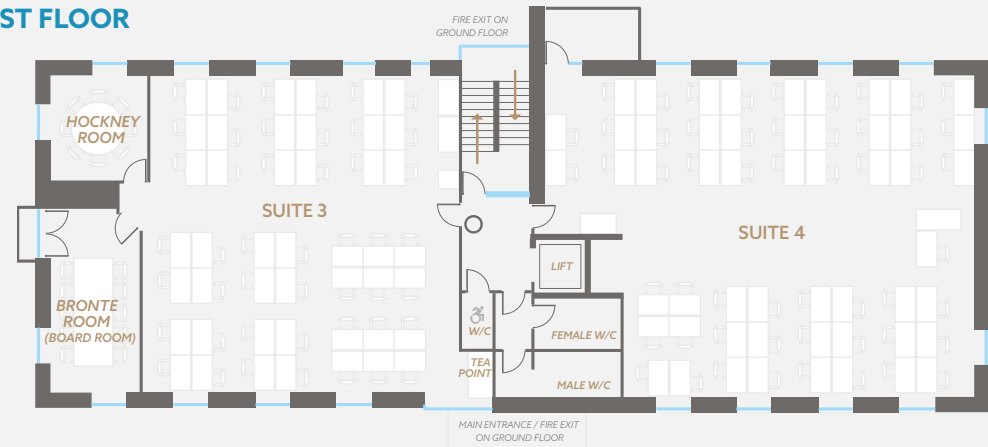
	m ²	sq ft
First Floor		
Suite 3	202.77	2,183
Suite 4	202.43	2,179
Second Floor		
Suite 5	NOW LET	
Suite 6	NOW LET	
Total Net Internal Area (Excluding Balconies)	405.20	4,362

The suites are available individually or in combinations to be agreed.

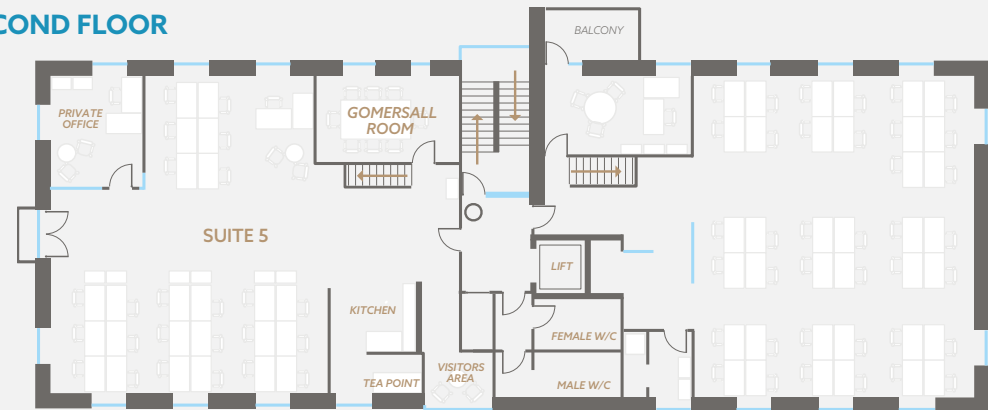
THE ENTIRE BUILDING CAN ALSO BE AVAILABLE FOR SALE, SUBJECT TO THE EXISTING OCCUPATIONAL TENANCIES (DETAILS AVAILABLE UPON REQUEST)



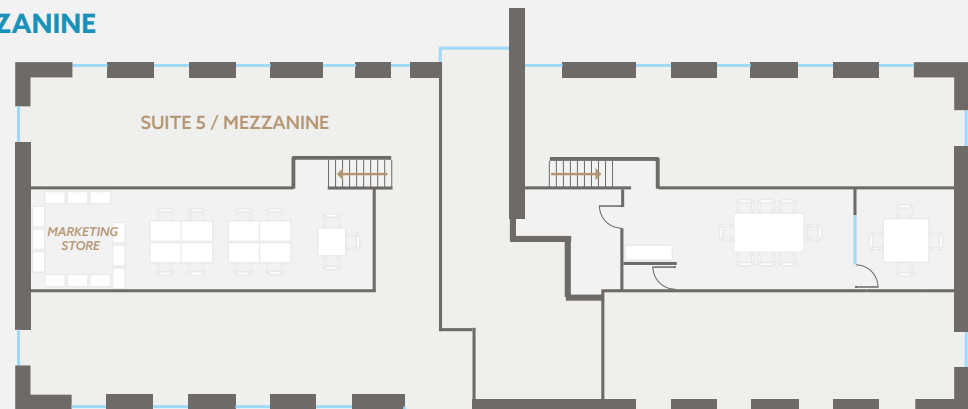
FIRST FLOOR



SECOND FLOOR



MEZZANINE



LOCATION

Salts Wharf is situated on the northern periphery of Shipley Town Centre, in an established commercial and office area, situated alongside the Leeds & Liverpool Canal, with access from Salts Mill Road and ultimately Ashley Lane. The immediate surrounding area includes a number of sympathetically reconstructed and refurbished office buildings and excellent access is provided via Salts Mill Road from both Otley Road (A6038) and Leeds Road (A657) at the nearby junction to the north of the Leeds & Liverpool Canal.

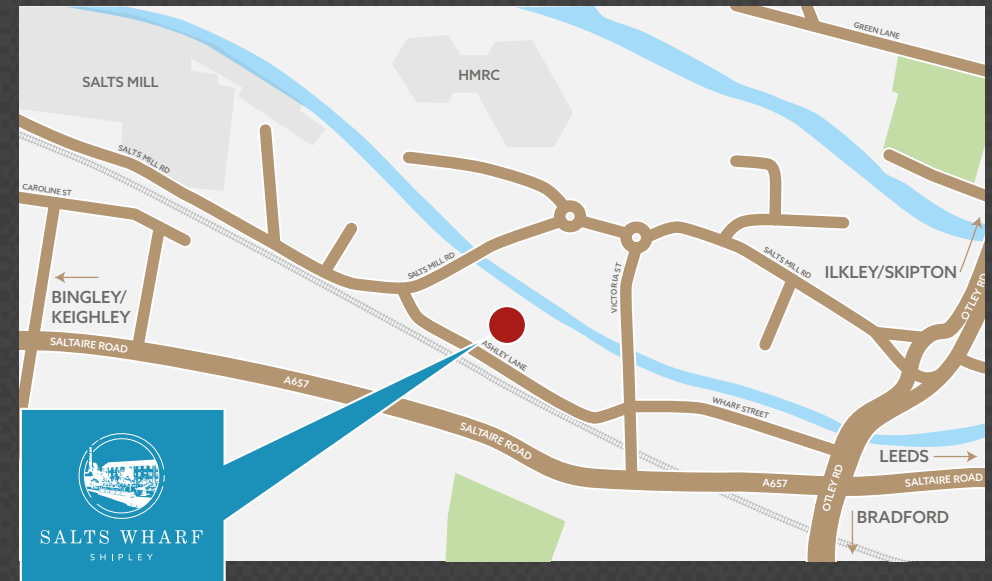
The property is in close proximity, and easy walking distance of both Shipley & Saltaire Railway Stations, giving a good service to Leeds, Bradford, Keighley, Skipton and Ilkley.

The surrounding area includes a number of major occupiers including Intouch Advance, Beaumont Robinson, Incommunities, Ortho-Care UK etc.

Nearby to the west is the Waterfront development which includes Regus, Advisor Plus Business Solutions, McMillan Cancer Support etc.

Immediately to the east is the Saltaire Unesco World Heritage Site, which includes at its centre Salts Mill and New Mill, where occupiers include The Hockney 1853 Gallery, Bradford District Care NHS Foundation Trust, Salts Diner, The Book Shop, All Terrain Cycles, Early Music Shop, Carlton Antiques, Trek & Trail as well as a number of major commercial and industrial occupiers.

Other nearby occupiers also include The Noble Comb Public House, Aagrah Restaurant, Ibis Hotel etc.



TERMS

The suites are available separately, or together to suit tenant requirement.

The long leasehold interest can also be made available for sale, subject to occupational leases – further information available upon request.

RENTS / PRICES

Upon request.

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATES

Appropriate Energy Performance Certificates have been commissioned, and are available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

 Strictly by prior appointment with the joint sole letting agents:

MARK BREARLEY & COMPANY:

T: 01274 595999

E: enquiries@markbrearley.co.uk

W: www.markbrearley.co.uk



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