

Quality Ground Floor Warehouse/Workshop with Ancillary Office Space

To Let



Unit 1, Knowles Street, Bradford
BD4 6HA
731.4687a (1239384)



Unit 1, Knowles Street

Bradford, BD4 6HA



Agreement

To Let



Detail

Industrial / Workshop



Rent

£40,000



Size

891.81sq m (9,596sq ft)



Location

Bradford, BD4 6HA



Property ID

731.4687a (1239384)

For Viewing & All Other Enquiries Please Contact:

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Property

Unit 1 provides a large single storey warehouse/workshop of part brick part metal sheet cladding construction. The roof is pitched and consists of both metal and translucent sheets.

The property benefits from concrete flooring, three phase power and drive in roller shutter access.

Ancillary to the warehouse is a two storey office and WC.

The premises had previously been used for vehicle servicing but is suitable for a variety of uses.

Accommodation

Area	m ²	ft ²
Warehouse	821.09	8,835
Office	70.72	761
Total GIA	891.81	9,596

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Energy Performance Certificate

An EPC has been commissioned.

Rates

To be reassessed upon occupation.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£40,000 per annum exclusive.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is superbly located on Knowles Street, just off Tong Street (A650) and lies approximately 2½ miles from Bradford city centre.

The premises further benefits from easy access to the motorway links by means of the M606, approximately 2 miles south west of the property.

Unit 1 benefits from being surrounded by commercial occupiers offering a range of services.



