



3 West Bradford Industrial Estate

Barnes Road, Bradford, BD8 9TG

To Let Modern Industrial/Workshop Unit

890 sq ft
(82.68 sq m)



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Summary

Available Size	890 sq ft
Rent	£9,250 per annum
Rateable Value	£8,800
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	E (102)

Description

The estate comprises a series of small industrial units, which are single storey and of b steel portal frame construction with pitched insulated cement sheet roofs. The walls b are clad in cavity brick and blockwork with insulated modern profile metal sheeting b above. The unit has a parking area to the front, and metal roller shutter loading door b and eaves height of approximately 4.5m.

The estate is fully secure with metal palisade security fencing and gates to the b perimeter.

Location

This well established industrial park is located on Barnes Road, just off Thornton Road, b approximately three miles west of Bradford city centre. The estate is approximately b two miles to the north west of the M606 which provides good access to the M62/M1 b motorway network. Access to Barnes Road is via Wallis Street and Cemetery Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	766	71.16	Available
Ground - Office	124	11.52	Available
Total	890	82.68	

Rates

Due to Small Business Rates Relief this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and satisfy themselves accordingly.

Terms

The unit is available on a new full repairing and insuring lease for a term of years to be agreed at an annual rent of £9,250 per annum exclusive plus a service charge contribution towards maintenance and upkeep of the common areas



Viewing & Further Information

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