

SUPERB INDUSTRIAL/TRADE COUNTER PREMISES WITH DEDICATED YARD

TO LET



**2 CROSS LANE, BIRKENSHAW, BRADFORD,
BD4 0SG**

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Eddisons

2 Cross Lane, Birkenshaw

Bradford, BD4 0SG



Tenure

To Let



Property Type

Industrial



Rental

Upon application



Size

476.59sq m (5,130 sq ft)
Plus Mezz of 521 sq ft



Location

Bradford, BD4 0SG



Property ID

731.4628a (1230536)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The premises provides a modern single storey industrial/warehouse unit being part brick and part metal sheet clad under a pitched roof incorporating Perspex roof lights.

The property benefits from a solid concrete floor throughout, drive in roller shutter access and an eaves height of approximately 5.5m.

Partitioned off toilet facilities and office area.

Externally the property is served by a secure, surfaced yard/car park

Area	m ²	ft ²
Ground	476.59	5,130
Mezzanine	48.40	521
Total GIA	524.99	5,651

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **B**. Further information is available on request.

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.

Rates

Description: Trampoline Activity Centre and Premises
Rateable value: £35,250

Terms

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

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing 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 prominently located on Cross Lane, on the junction of the A650 being c.4 miles south east of Bradford and 7 miles south west of Leeds.

The A650 is approximately 2 miles from Gildersome Interchange and 2 miles from Junction 27 which is the intersection of the M62 and the M621, both of which connect to the M1 and is therefore well positioned for motorway access and distribution.









