

Well situated Warehouse and Office

To Let



Unit 5, Knowles Street, Bradford
BD4 6HA
731.4687a (1239384)



Unit 5, Knowles Street

Bradford, BD4 6HA



Agreement

To Let



Detail

Warehouse / Office



Rent

£22,500



Size

634.20sq m (6,824sq ft)



Location

Bradford, BD4 6HA



Property ID

731.4687a (1239384)

For Viewing & All Other Enquiries Please Contact:

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Property

Unit 5 provides a two storey warehouse/workshop with ancillary office accommodation of brick construction under a pitched roof.

The property benefits from concrete flooring and two roller shutter accesses.

Internally, the ground floor contains WC facilities and office/warehouse space. The first floor provides additional storage/office space.

Accommodation

| Area | m ² | ft ² |
|------------------|----------------|-----------------|
| Ground Floor | 348.23 | 3,747 |
| First Floor | 285.97 | 3,077 |
| Total GIA | 634.20 | 6,824 |

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

£22,500 per annum exclusive.

VAT

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

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

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

Unit 5 benefits from being surrounded by commercial occupiers offering a range of services.



