

TO LET **DUE TO RELOCATION**
SUPERB SINGLE STOREY
INDUSTRIAL/WAREHOUSE UNIT

Eddisons

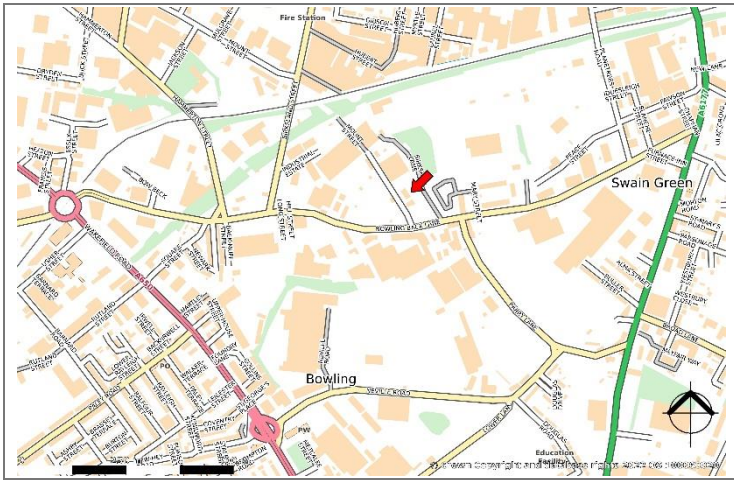


23 MOUNT STREET, BRADFORD, BD4 8TA

RENTAL ON APPLICATION

- Modern single storey industrial unit.
- Good yard and parking facilities within enclosed/secure site.
- Excellent location just off Bowling Back Lane.
- Suitable for trade counter/manufacturing and workshop uses.

AVAILABLE SPACE
276.19m² (2,973sq ft)



LOCATION

The property is located on Mount Street, just off Bowling Back Lane providing good access to the Outer Bradford Ring Road and the M606 motorway being circa 2 miles to the south.

Bradford city centre is approximately 1.6 miles to the west. The property is therefore conveniently positioned with all amenities close at hand.

DESCRIPTION

The property comprises a modern single storey steel framed warehouse/industrial unit being part brick and part metal sheet clad under a profiled metal sheet roof incorporating roof lights.

The unit benefits from three phase power, gas blower heater, concrete floor throughout and drive in roller shutter access.

Partitioned off is a kitchen, toilet facilities and office/reception area.

The premises has an overall approx. GIA of 2,973sq.ft.

Externally, the property is served by surfaced yard and parking within a fully secure/enclosed site.

RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / £17,000

EPC

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

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Available by way of an assignment of the current lease or a new full repairing and insuring lease basis for a term to be agreed.

Rental on application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
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