

QUALITY DETACHED INDUSTRIAL PREMISES

DUE TO RELOCATION

TO LET/MAY SELL



HILLAM ROAD, OFF CANAL ROAD, BRADFORD  
BD2 1QL

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**BTG**  
**Eddisons**

# Hillam Road, off Canal Road

Bradford, BD2 1QL



Tenure

To Let/May Sale



Property Type

Industrial



Rental/Price

On application



Size

1,895.69 sq m (20,405 sq ft)



Location

Bradford, BD2 1QN



Property ID

731.4664a (1236006)

**For Viewing & All Other Enquiries Please Contact:**

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## Property

The property comprises of an interconnecting three bay warehouse/industrial premises being brick clad under a pitched roof incorporating translucent roof lights.

Internally the premises comprises of warehouse, office and useful mezzanine storage. The office benefits from carpeted flooring, false ceilings with LED lighting, staff/WC facilities and plastered and painted walls.

The warehouse benefits from concrete flooring throughout, drive in roller shutter access and an eaves height of c5.45m. There are dual access via roller shutters at the front and rear of the premises with separate yards.

Area	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,504.66	16,196
Offices	279.55	3,009
Mezzanine	111.48	1,200
<b>Total GIA</b>	<b>1,895.69</b>	<b>20,405</b>

## Energy Performance Certificate

An EPC has been commissioned.

## 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:** Warehouse and Premises  
**Rateable value:** £83,500

## Terms

The property is available **To Let** by way of sub-let or assignment of the existing lease or a new Full Repairing and Insuring lease, for a term to be agreed. Alternatively, a sale of the freehold with vacant possession may be considered.

Further details upon request.

## Rental/Price

**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.

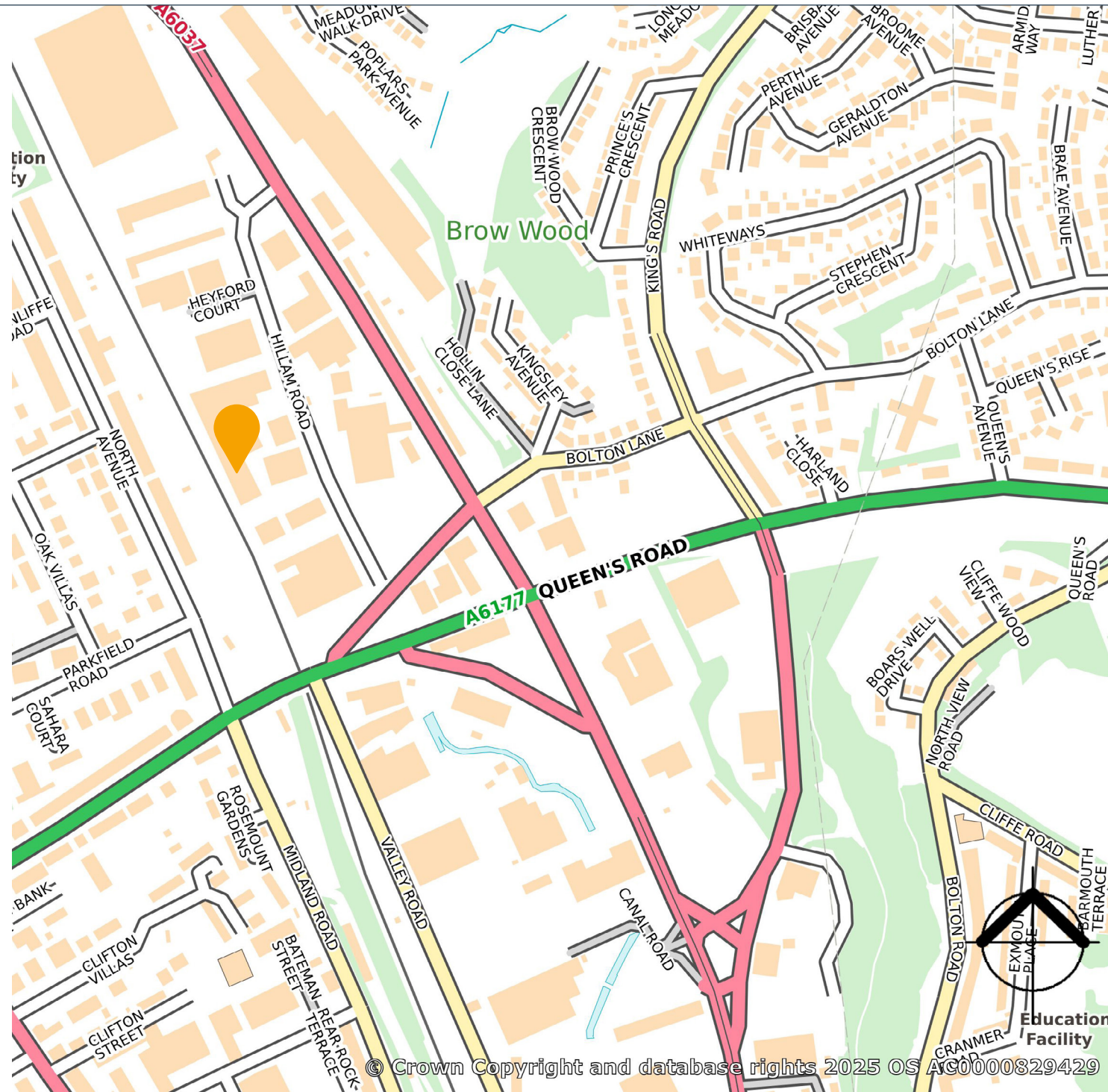
## Anti-Money Laundering

Prospective tenants/purchasers 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 well located on the popular Hillam Road Industrial Estate just off Canal Road/Shipley Airedale Road, a major arterial route linking Bradford with Shipley.

Bradford city centre is approximately  $\frac{3}{4}$  mile to the south with the M606 motorway some 3 miles in distance. Leeds Bradford International Airport is approximately 8 miles distant.





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