

TO LET

Rental: £18,000 PA (Inc of Service Charge & Insurance)

MARK
BREARLEY
&
COMPANY
01274 595999



3 Industrial Units each of approximately – 136.94 sqm (1,474 sqft) – Can be combined if required

Units B8 - B10 Bizspace Business Centre
Knowles Lane
Bradford BD4 9SW

- Situated within Bizspace Business Centre
- Established industrial location with easy access to the M606 & M62
- Excellent on site parking provision
- Each unit benefits from a drive in roller shutter access door

LOCATION

The Bizspace Business Centre at Dudley Hill is well located just off Tong Street with excellent access to the City's southern Ring Road, the M606 which provides access to Junction 26 of the M62 and M621 Motorways. There is also excellent access to Bradford City Centre and the surrounding area.

ACCOMMODATION

Each of the units extends to approximately 136.94 sq.m (1,474 sqft) and benefits from a minimum eaves height of 3.76m with a roller shutter drive in access door approximately 3.84m wide. Each unit benefits from newly constructed WC and staff facilities.

The units can be combined to create a larger unit if required.

SERVICES

The property benefits from the provision of mains electric, water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

Each of the units will require reassessment for rating purposes.

The Uniform Business Rate for 2025/2026 is 49.90 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENTAL

Each unit is available to let for £18,000 per annum inclusive of service charge & insurance plus VAT – subject to contract.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company

Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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