

# TO LET

**Rental: £65,000 PA (Inc Service Charge & Insurance)**

**MARK  
BREARLEY  
&  
COMPANY**  
**01274 595999**



**Warehouse Unit – 757.06 sqm (8,149 sqft)**

**Units A2 - A5 Bizspace Business Centre  
Knowles Lane  
Bradford BD4 9SW**

- Can be divided into individual units
- Situated within Bizspace Business Centre
- Established industrial location with easy access to the M606 & M62
- Excellent on-site parking provision

## 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

The property comprises the ground floor of a 2-storey modern portal framed unit providing warehouse / industrial accommodation with sodium lighting and drive-in access via four roller shutter doors. In addition, there is a self-contained office suite with toilets and kitchen facilities.

The property provides an approximate gross internal floor area of 757.06 sqm (8,149 sqft).

The property may be split into single units - 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

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Warehouse and Premises
Rateable Value:	£50,500

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

£65,000 per annum inclusive of service charge & insurance plus VAT – Subject to Contract – for the whole.

A2 - 2,110 sq. ft.	£25,000 p/a
A3 - 1,970 sq. ft.	£24,000 p/a
A4 - 2,131 sq. ft.	£25,000 p/a
A5 - 1,938 sq. ft.	£24,000 p/a

## 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](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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