

## TO LET

### Low Cost Serviced Office/studio in Bradford 10

500 sq. ft. (46.5 sq. m.) approx.

**UNIT 1: SUITE 14 ROBIN MILLS LEEDS ROAD  
IDLE BRADFORD BD10 9TE**



#### Office Property: To Let

**Low Cost first floor Refurbished Serviced Office Room/studio— recently redecorated with new electrical wiring and new suspended ceiling installation. Central heating with high efficiency eco boilers. Flexible leasing terms. 24/7 access. Free plentiful parking.**

There are typically about thirty tenants on site.

Robin Mills is an enduringly popular base for businesses with a track record of looking after tenants over 25 years.

#### Bradford Location

Access to Robin Mills is via a large main entrance off Leeds Road, A657.

The Premises are located on a prominent and busy business centre-type complex, which fronts onto the A657 in the outlying Bradford district of Idle as it borders Greengates.

There is good road access to Leeds, Bradford and the Airport and Leeds Road lies on a major bus route.

The new **Apperley Bridge Rail Station** is now open with rapid electrified services to Leeds and Skipton.

## UNIT 1 SUITE 14 ROBIN MILLS LEEDS ROAD IDLE BRADFORD BD10 9TE

### Office Property Description

- >The Site comprises a mixture of workshop/warehouse and office space and is divided up into blocks of units with a common access road/yard area.
- >Unit 1 with rooms at ground and first floor level is the Building nearest Leeds Road and is fronted by a generous banked garden area.
- >Each floor has a shared kitchenette and there are toilets on the first floor.
- > CCTV and caretaker on site
- >General car parking on site which has just been enlarged

### Lease

Length of term negotiable but preferably for a minimum of 12 months on internal repairing and insuring terms.

### Rental

**Commencing rental: £100.00 per week plus VAT, inclusive of energy charges and maintenance.** Payable three months in advance.

### Business Rates

All the office suites at this Property are rated at well within the Small Business Relief band thereby the Small Business tenant has **no rates** to pay at all.

### Legal Costs

A fixed contribution by the incoming Tenant of £125 plus VAT towards the Landlord's costs in drawing up the tenancy will be required.

### Commercial Energy Performance Certificate

The Building is assessed at 'D'. Further details available upon request.

### VAT

All rents are quoted exclusive of Value Added Tax (if applicable)

### Viewing

**Strictly by appointment** with the Sole Agent: Andrew Idle Associates  
T 01274 – 743884 E [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable

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