

## TO LET

UNIT 4 ROBIN MILLS

LEEDS ROAD

IDLE BRADFORD BD10 9TE

**£50,000 p.a.**

**18500 sq. ft. (1718.9 sq. m.) approx.**



### Property Type

**Warehouse/works all on one floor with own twin loading docks. Potentially of interest for self-storage; manufacturing; textiles; trade showrooms for bulk goods; fitness centre (subject to change of use) etc. Good sized common yard and good parking ratio on site. Overlooks busy main 'A' road. Good potential workforce staff nearby.**

### Location

Robin Mills is situated close to the Leeds- Bradford border above Apperley Bridge with its new rail station on the electrified line to Leeds. It has good road links up to the Airport and North Yorkshire. The site benefits from good sized car park and yard areas.

### Description

The property comprises the lower floor of a two storey works/warehouse built in the mid to late 1970s with steel frame, supporting columns and concrete flooring.

- > Twin loading doors to upper ground floor overlooking tarmaced loading area;
- > Additional floor optionally available with 3 Tonne Goods lift -which can be accessed independently of lower floor if not required
- > Substantial 3 phase electricity supply and CCTV covering some areas.

## UNIT 4 –ROBIN MILLS LEEDS ROAD IDLE BRADFORD BD10 9TE

### Description (continued)

- Space heating (to offices and parts of warehouse) by recent eco-friendly boiler system serving the Site.
- Concrete floor; Clear height of around 4.5 metres; mainly open-plan but with office suite including toilets and kitchenette area partitioned off; heated radiators to office area.
- Optional upper level offering a further 41,500 sq. ft. with 3 Tonne goods lift; minimum clear height of approximately 3.25-3.5 metres; windows to all four sides as well as skylights/north-lights; divided into two bays with suspended concrete floor; four staircases overall; works toilets; overhead heating panels to part

### Lease

The Premises are offered to let as a whole for a minimum term of three years or longer on internal repairing and insuring terms (carefully managed service charge to cover externals and common areas).

### Rental

**Commencing rental £50,000 per annum for the lower floor/ £100,000 per annum for both floors subject to five yearly reviews:** Exclusive of VAT, service charge and building insurance.

### Commercial Business Rates

The premises are currently assessed under the 2017 List to include the upper floor and the Landlord will action splitting. A Challenge is to be lodged on behalf of the Landlord with the Valuation Office Agency. Rates payable 2017/2018 are 48.0 pence in the £.

### Legal Costs

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

### Commercial Energy Performance Certificate

The EPC is graded 'D' 92. Certificates available by arrangement.

### VAT

All rents and prices are quoted exclusive of Valued Added Tax (which is chargeable at this site).

### Viewing

Strictly by appointment with the letting Agents:- Andrew Idle Associates

T- 01274 743884 E - [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

### Can we help you further?

We offer commercial property owners who are thinking of selling or letting their premises - a free no obligation marketing assessment.

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