

## TO LET

### 3rd Floor of converted mill on Bradford-Leeds border

3,950 sq ft (367.0 sq m) approx.

#### **JADE BUILDING: ALBION MILLS ALBION ROAD GREENGATES BRADFORD BD10 9TQ**



#### Office Property: To Let

**Full floor: Contemporary largely open plan office space, with car parking directly outside. Scope for leisure uses as an alternative to offices (subject to change of use).**

#### Bradford-Leeds Location

Greengates is a well established commercial out of town north Bradford location on the border with Leeds. The Property is situated just off the A657 close to its intersection with the A658 Harrogate Road. Good road links to both Bradford and Leeds City Centres and Leeds Bradford Airport. Nearby are the prosperous residential suburbs of Thackley, Calverley, Apperley Bridge and Rawdon.

The premises are prominently sited within a thriving business park based on a former weaving mill complex. Albion Mills lies on a major 'A' road and bus route. There are imminent plans to commence works improve the Greengates major road junction in this area. The new Apperley Bridge rail station greatly enhances public transport in this location.

#### Office Property: Description

Albion offers a wide range of services and pleasant working environment as well as a high level of security. The Site offers a range of services including archive storage and managed warehousing.

### 3RD FLOOR: JADE BUILDING ALBION MILLS GREENGATES BRADFORD BD10 9TQ

#### Office Accommodation

The Premises are situated on the top floor of an imposing conversion of a five storey former wool textile burling and mending mill. Main shared glazed entrance area, two lifts and staircase.

Self-contained suite includes toilets (with wheelchair spec cubicle); and snack-making area. Excellent natural lighting from generous window areas and open outlooks.

#### Lease

Length of term negotiable but preferably for a minimum of 3 years on full repairing and insuring terms.

To be contracted out of Landlord & Tenant Act.

#### Rental

Commencing rental £9.00 per sq. ft. per annum inclusive of service charge and building insurance, but exclusive of business rates and energy charges. Payable three monthly in advance.

#### Business Rates

The rating assessment is: 2017 List RV15250 described as: 'Office & Premises'

The business rate in the £ for the Year ending 31.03.2018 - is 46.6p.

#### Legal Costs

Each party to pay their own costs in attending to the lease preparation.

#### Commercial Energy Performance Certificate

The summary EPC is D/93. Further information available upon request.

#### VAT

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

#### Viewing

**Strictly by appointment with:** 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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