

TO LET

First and second floors of mill building

9,766 sq ft (908.3 sq m) approx.

UNIT 1A CROSSLEY HALL WORKS

YORK STREET

BRADFORD BD8 OHR



Commercial Property: To Let

Upper floors of stone fronted building within this Complex which is let out to various businesses. Ground floor entrance lobby and staircase up to open-plan 1st floor. Windows to both sides. Further stairs up to 2nd floor again majority open-plan and into the roof space with timber roof trusses. 1 tonne lift with separate double door access to the external loading door on the street. Potential for various uses e.g. trade counter/showroom; workshop; fitness centre/sports academy –subject to change of use. Should be rates-free for qualifying Small Businesses!

Bradford –Fairweather Green Location

York Street is to be found on the south side of Thornton Road within Fairweather Green and to the west of Girlington, one of the City's key busy routes. There are various enterprises in the vicinity including 5A Live; Middlebrook Contractors; Talent Identification Centre; Akeroyd & Topham Ltd (printers/fabricators) and Fairtrade Warehouse. In addition there is a variety of housing nearby which could help to form a customer base.

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Accommodation

The Premises offer the following facilities:

- > fluorescent lighting to parts; fire alarm system and some fire detection fittings
- > working goods/passenger lift serving both floors with a capacity of 1 tonne (2240 lbs)
- > Sink and toilets plumbed in on each floor and shower to first floor

Lease

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

Rental

Commencing Rental £9,880 per year (+ VAT) for the whole. Rentals are quoted exclusive of business rates (and other utilities) and exclusive of service charge. Payable three months in advance.

Business Rates

The Premises are currently deleted from the List and will require to be reinstated upon a letting completing. It may well be that when re-assessed the ratable value would be under the £12,000 Small Business Relief threshold.

Legal Costs

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

Commercial Energy Performance Certificate

The E P C for these Premises is banded E/120. Further details will be available to view upon request.



Viewing

Strictly by appointment with: **Andrew Idle Associates** T 01274 – 743884 E enquiries@andrewidle.co.uk

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