

TO LET

1st Floor Office/Studio/Showroom in North Bradford

3,750 sq ft (348.4 sq m) approx.

UNIT 29 SAPPHIRE BUILDING: ALBION MILLS ALBION ROAD GREENGATES BRADFORD BD10 9TQ



Office Property: To Let

First floor self-contained office suite having ground floor entrance hall shared with tenant below and giving access to stairs. Potential for studio/display showroom.

Bradford Location

Greengates is a well-established commercial out of town north Bradford location, with excellent road links to both Bradford and Leeds City Centres and Leeds Bradford Airport.

Nearby are the prosperous residential suburbs of Idle, Thackley, Calverley, Apperley Bridge and Rawdon.

The premises are situated within the heart of this extensive and characterful site. Albion Road lies just off the busy Leeds Road A657.

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

In addition the nearby Apperley Bridge rail station provides rapid electrified rail service into Leeds and Airedale.

Office Property: Description

Albion Mills 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, managed warehousing, conference centre and is home to a wide range of different businesses.

1ST FLOOR UNIT 29 (SAPPHIRE BUILDING) ALBION MILLS GREENGATES BRADFORD BD10 9TQ

Office Accommodation

- >Unit 29 is set back from the site frontage overlooking the large car park and adjoining other imposing former woollen mill buildings.
- >The Premises feature period style windows, some natural wood flooring and a mainly open-plan layout with peripheral office rooms and kitchen/staff canteen.
- >Self-contained toilet facility is provided including wheelchair WC.
- >Air conditioning by way of cassettes. Modular lighting. Feature exposed metal roof trusses and skylights to upper floor.
- > Goods lift available.
- >Extensive car parking available on site including eight allocated spaces.

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 £6.50 per sq ft per annum, exclusive of business rates (and other utilities) and exclusive of service charge (currently £1.50 per sq. ft. per annum).
Rentals payable three monthly in advance.

Business Rates

Premises are assessed at RV23250 (offices and premises). The rates in the £ is 48.0p up to 31st March 2019.

Legal Costs

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

Commercial Energy Performance Certificate

An EPC is available by arrangement with the Landlord.

VAT

All rents are quoted exclusive of Value Added Tax (which is chargeable in this case).

Viewing

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

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