

TO LET

Modern industrial warehouse/workshop in Bradford

4500 sq. ft. (418.1 sq. m.) approx.

UNIT B8-10: BIZSPACE HEADWAY BUSINESS CENTRE KNOWLES LANE, BRADFORD BD4 9SW



Industrial Property: To Let

Modern industrial warehouse/workshop premises with loading bay and plenty of on-site parking, offered on flexible terms.

Bradford 4: Location

Bizspace Dudley Hill is well located just off Tong Street and with excellent access to the City's southern ring road and M606 from which junction 26 of the M62 is quickly reached.

There is good access also to varied local housing with its labour force potential and the benefit of main road bus route provision.

Bizspace, Headway Business Centre provides a range of warehouse; workshop and offices premises, with good on site car parking, active management/ security and facilities.

>There are a variety of other units also available if required.

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Industrial Property Description

- >The Premises are open-plan and clear span.
- >The property comprises a single storey modern portal framed unit clad in facing brick and plastisol and being insulated internally.
- >A quality premises, with sodium lighting, self-contained toilet facilities and drive-in access through three roller shutter doors to the front elevation, each 4 metres wide x 3 metres high approx.
- >Office, kitchenette and toilet partitioned off to front corner

Lease

The property is offered to let on a new lease for a term to be agreed on full repairing and insuring terms to be contracted out of the Landlord & Tenant Act 1954 Part 2 (terms are flexible).

Rental

£2200 plus VAT per calendar month for the whole to include service charge and building insurance. This is on the basis of a 12 month licence agreement but incentives are on offer for longer lets- Details on application.

Commercial Business Rates

The property is currently assessed for rating purposes as follows:- Description: Workshop & Premises.
Rateable Value: there are two assessments B8 has RV 9,100 and B9-10 has RV14,750
The business rate in the £ for the year ending 31.03.2019 is 48.0p.

Legal Costs

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

Commercial Energy Performance Certificate

The EPC banding is an excellent 'C'.

VAT

All rents and prices are quoted exclusive of Valued Added Tax (which is payable here).

Viewing

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



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