

TO LET

Low cost 1st floor storage/workshop unit in mill building

1333 sq ft (123.9 sq m) approx.

UNIT 3 FIRST FLOOR

ST ANDREW'S MILL

LEGRAMS LANE

BRADFORD BD7 2EA



[Commercial Property: To Let](#)

Unit 3 is situated on the rear wing of the first floor of the Mill which has proved to be a popular location with varied trade/retail outlets in the area and is home to many businesses. Two 1 tonne lifts available for the use of occupiers. Rates-free for qualifying Small Businesses!

[Bradford –Legrams Lane - Listerhills Location](#)

St Andrew's Mill is an extremely prominent former woollen mill which offers some on-site parking as well as communal yard and loading facility.

UNIT 3 FIRST FLOOR ST ANDREW'S MILL LEGRAMS LANE BRADFORD BD7 2EA

Accommodation

The Premises offer the following facilities:

- > fluorescent lighting; painted wooden floor; own electrical circuit breaker box; double power sockets; windows to rear
- > working goods/passenger lifts with a capacity of 1 tonne (2240 lbs)
- > Access to sink and toilet facilities in common with other occupiers

Lease

Length of term flexible.

Rental

Commencing Rental £450 per calendar month (+ 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

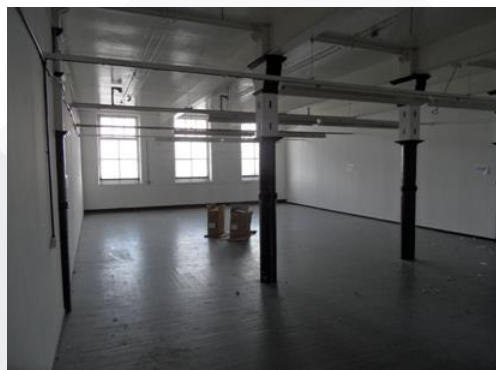
The Premises are shown on the 2017 List as 'store & premises' RV4100. Rates-free for qualifying Small Businesses!

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 D/97. Further details available to view upon request.



Viewing

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

[Can we help you further?](#)

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

DISCLAIMER

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