

## TO LET

UNIT 2 W2 ROBIN MILLS

LEEDS ROAD

IDLE BRADFORD BD10 9TE

**£13,500 p.a.**

**3165 sq. ft. (294.1 sq. m.) approx.**



### Property Type

**Warehouse/works all on one floor with good sized shared loading dock and loading hall. Prominent former mill site that overlooks busy main 'A657' road. Good potential workforce staff nearby**

### Location

Robin Mills is situated close to the Leeds- Bradford border above Apperley Bridge with its new rail station on the electrified line to Leeds. It has good road links up to the Airport and North Yorkshire. The site benefits from good sized car park and yard areas.

## UNIT 2 W2 ROBIN MILLS LEEDS ROAD IDLE BRADFORD BD10 9TE

### Description

- > The premises comprises an upper ground floor workshop constructed with brick and block main walls; concrete floor and a north-light metal framed roof thereby offering excellent natural lighting.
- > Shared Loading dock suitable for articulated vehicles to deliver or collect from rear of trailer
- > Roller shutter loading access into the Unit and personnel door as well
- > Includes office suite
- > 3 phase electricity supply
- > Overhead radiant heaters
- > under-cover ready access to nearby toilets maintained by Landlord

### Lease

The Premises are offered to let as a whole for a minimum term of 12 months or longer on internal repairing and insuring terms (carefully managed service charge to cover externals and common areas).

### Rental

**Commencing rental £13,500 per annum subject to three yearly reviews:**  
Exclusive of VAT, service charge and building insurance.

### Commercial Business Rates

The premises will require to be re-assessed upon sub-division of the existing larger Unit.

### Legal Costs

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

### Commercial Energy Performance Certificate

A fresh EPC has been ordered.

### VAT

All rents and prices are quoted exclusive of Value Added Tax (which is chargeable at this site).

### Viewing

Strictly by appointment with the letting Agents:- Andrew Idle Associates  
T- 01274 743884 E - [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

### Can we help you further?

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

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