

TO LET

**THE WEAVING SHED
BLACK DYKE MILLS
BRIGHOUSE ROAD
BRADFORD
BD13 1QA**

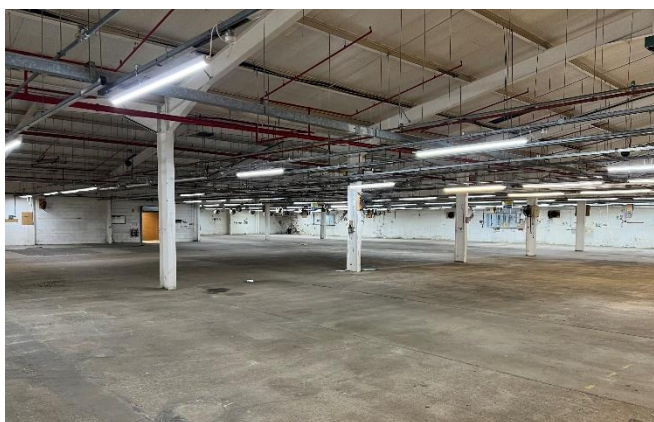
- 57,015 SQ FT (5,296.80 SQ M)
- SUBSTANTIAL MANUFACTURING INDUSTRIAL PREMISES
- MULTIPLE LOADING ENTRANCES FROM DEDICATED YARD



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Location

The property forms part of the Black Dyke Mills complex accessed from the main A644 Brighthouse Road close to the traffic light intersection within Queensbury Village Centre, approximately 4 miles to the West of Bradford City Centre. Junction 26 of the M62 Motorway is located approximately 8 miles distant via the M606 Motorway which is located approximately 5 miles distant.

Description

The property comprises a single storey steel framed multi-bay manufacturing unit benefiting from;

- Drive-in roller shutter door access via 3 x loading doors:
- Tail-dock loading bay:
- Solid concrete floors:
- Works offices, canteen & w/c facilities:
- LED lighting systems:
- Dedicated private yard with barrier entrance.

All mains services are connected to the property to include 3-Phase electricity, gas water and drainage. None of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£2.90 Per Sq.Ft Per Annum Exclusive.

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	57,015	5,296.69

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £110,000.

NB: Interested parties are advised to satisfy themselves as to the accuracy of the Rating Assessment and whether it is inclusive of all the accommodation.

EPC

The unit has an Energy Performance Rating (EPC) of D (85).

Terms

The property is offered To Let by way of a Sub-Lease of part of an existing Lease expiring on 31st December 2025. A longer term can be agreed by way of a subsequent Reversionary Lease beyond the current Lease expiry date.

VAT

Value Added Tax will be charged at the prevailing rate.

Legal Fees

Each party will be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk Ref: 45020 Jun-23



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