

TO LET

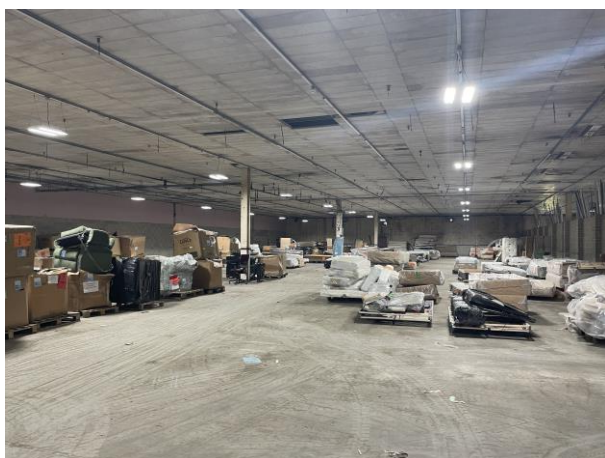
- UNIT 2B & 2C BLACK DYKE MILLS** • ESTABLISHED INDUSTRIAL COMPLEX
BRADFORD ROAD • 17,409 SQ FT (1617.3 SQ M)
QUEENSBURY • INDUSTRIAL UNIT/WAREHOUSE
BD13 1QA • DRIVE IN LOADING ACCESS



TO LET

Unit 2B & 2C Black Dyke Mills
Bradford Road
BD13 1QA

- ESTABLISHED INDUSTRIAL COMPLEX
- 17,409 SQ FT (1617.3 SQ M)
- INDUSTRIAL UNIT/WAREHOUSE
- DRIVE IN LOADING ACCESS



Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	17,409	1,617.3

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

Available on request.

EPC

The property does not require an EPC.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to 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:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref:

Sep-23

Location

The property forms part of the Black Dyke Mills complex accessed from the main A644 Brighouse 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 industrial unit benefiting from:

- Drive-in roller shutter door access
- Solid concrete floors
- LED lighting systems
- Minimum eaves height of 4.31m

Services connected to the property include electricity. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

Leasehold On Application



Property House, Lister Lane, Halifax, HX1 5AS

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