

TO LET

**ALBION MILLS BUSINESS
CENTRE
ALBION ROAD
BRADFORD
BD10 9TQ**

- HIGH SPEC OFFICE SUITE
- 4,064 SQ FT (377.57 SQ M)
- POPULAR LOCATION WITHIN EASY REACH OF BRADFORD AND LEEDS CITY CENTRE
- ALLOCATED PARKING FOR 15 CARS



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Location

The Albion Mills Business Centre is located at the junction of Leeds Road and Albion Road within Greengates being a popular suburb approximately 3 miles North of Bradford City Centre and 8 miles West of Leeds City Centre.

Description

Albion Mills comprises a large former mill complex which has been significantly redeveloped to provide a now established Business Centre housing a multitude of office, workshop and storage occupiers.

To the rear part of the site is the Jade Building which is an attractive stone built former mill with available office accommodation comprising the ground floor. The accommodation is predominantly open plan with 5 private offices built out to one side and an attractive reception area to the front section. Private WC facilities and a kitchen are also positioned towards the main entrance to the unit. The accommodation has been finished to a particularly high specification, retaining many of the original features of the mill and benefitting from air conditioning, category 5 cabling, good quality vinyl flooring and large windows to the front elevation.

Externally, the building is served by a large secure car park, with the ground floor of the Jade Building benefitting from 15 allocated spaces. Further on street parking is available on Albion Road.

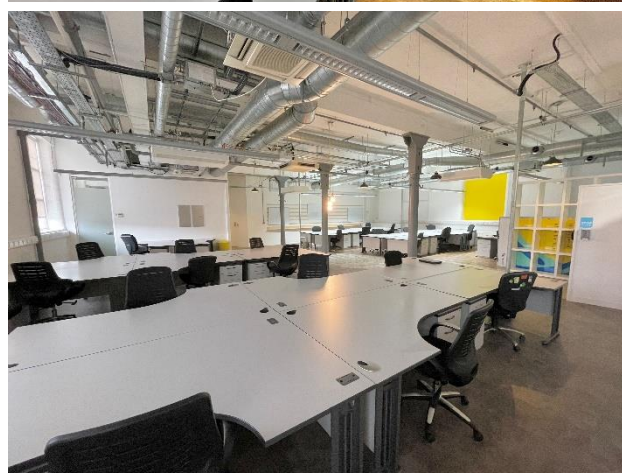
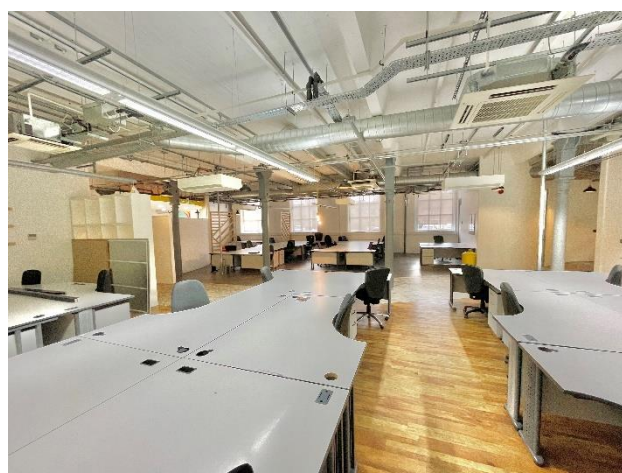
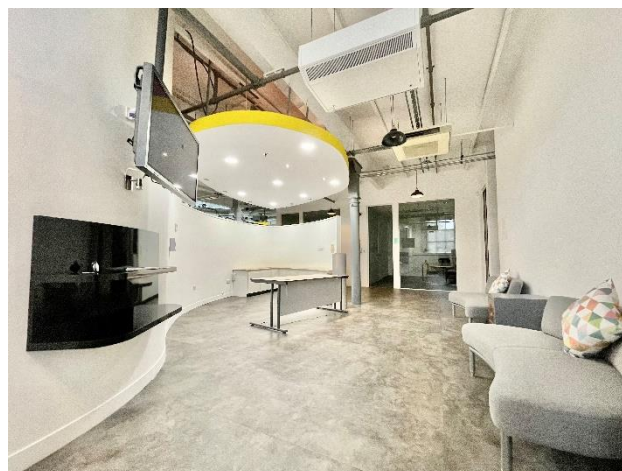
Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	4,064	377.55

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 £25,500.



Raven House, Kingsgate, Bradford, BD1 4SJ

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EPC

The property has been assessed with an EPC rating of E (116).

Terms

The property is available to let by way of a new lease for a term to be agreed.

Rental

£10 per sq ft inclusive of service charge and buildings insurance

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred.

Viewing

By arrangement with the sole agent:-

Mr Sam Davill

Direct Line: 01274 452024

Email: sam.davill@walkersingleton.co.uk

Ref: 33703

Apr-22



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