

## TO LET

Suite 4 Drumhill House  
Clayton Lane  
Clayton  
Bradford  
BD14 6RF

- Flexible lease terms
- Close to all local amenities
- On site parking
- 507 SqFt (47.10 SqM)



# TO LET

**Suite 4 Drumhill House**  
**Clayton Lane**  
**Bradford**  
**BD14 6RF**

- Flexible lease terms
- Close to all local amenities
- On site parking
- 507 SqFt (47.10 SqM)



## Location

The property is located on Clayton Lane within Clayton Village centre being close to all local amenities including nearby post office, bakery etc.

## Description

Drumhill House comprises a former school building being reconfigured to provide a mixture of flexible offices over three floors.

The suite comprises of two rooms benefiting from electric/central heating, a combination of LED lighting and good natural lighting as well as data points. WC facilities are located in the main lobby area of the building.

Designated car parking is also available on site and further unrestricted spaces are situated along Clayton Lane.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Rental

**£5,500 Per Annum Exclusive**

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate NIA</b>	<b>507</b>	<b>47.10</b>

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 rateable value of £3,450

## EPC

Available on request.

## 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.

## Viewing

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

## Piers Fisher

Direct Line: 01422 430022

Email: [piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)

Ref: 21850

Date: Feb-24



**Walker Singleton**  
**walkersingleton.co.uk | 01422 430000**

Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.