

Walker Singleton

TO LET

**203-205 Huddersfield Road
Low Moor
Bradford
BD12 0TQ**

- RECENTLY CONSTRUCTED INDUSTRIAL UNIT
- GIA 3,130 SQ FT (290.78 SQ M)
- PRIVATE SECURE YARD
- PROMINENT FRONTAGE
- 2 MILES TO JUNC 26 OF M62



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Low Moor, Bradford
BD12 0TQ



Location

The property occupies a prominent position on Huddersfield Road (A641) being a main arterial route connecting to Bradford City Centre approximately 3 miles to the North. The surrounding area is generally well built up and of mixed use benefitting from excellent transport links with the M606 motorway located just 1 mile to the East providing convenient access to the M62 motorway network.

Description

The property comprises a single storey, recently constructed industrial/warehouse unit clad in a combination of brick and blockwork under a sheet metal pitched roof incorporating translucent roof panels. Access is provided by way of two roller shutter loading doors positioned at either end of the unit. Internally, the accommodation comprises open plan works benefitting from a generous eaves height, concrete floor, LED lighting and 3 phase electric. Externally, the property benefits from a fully surfaced and enclosed private yard area accessed off Huddersfield Road.

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Rental

£27,000 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	3,130	290.78

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 with a Rateable Value of £21,750.

EPC

The property has been assessed with an EPC Rating of C.

Terms

The property is available To Let by way of a 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:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 40225

Date: Jul-24



Walker Singleton
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Property House, Lister Lane, Halifax, HX1 5AS

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