

## TO LET (MAY SELL)

**BARNARD BUILDINGS  
RUTLAND STREET  
BRADFORD  
BD4 7EA**

- WORKSHOP, WAREHOUSE & OFFICES
- 15,946 SQ FT (1,481 SQ M)
- ESTABLISHED INDUSTRIAL LOCATION
- GOOD SIZED SECURE YARD



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## Location

The property is located in the East Bowling area of Bradford around 1 mile south of the city centre.

It occupies a position at the end of Rutland Street, at its junction with Barnard Road, a short distance from Wakefield Road (A650), a principal arterial route.

The immediate surrounding area is reasonably well built-up and predominantly industrial in nature.

## Description

The property comprises a complex of industrial buildings with offices set within a self-contained site of around 0.336 hectare (0.83 acre).

To the front is an elongated single storey office block providing a large open plan office, two meeting rooms, kitchenette, toilets, cleaner's store, workroom and staff entrance.

To the rear and side are three interconnecting workshop bays, these having internal eaves heights of between 3.25m (10' 8") and 3.90m (12' 10"), with a workshop, canteen and toilets.

There is an additional adjoining warehouse bay, this having an internal eaves height of around 4.15m (13' 6") and drive-in access to the front.

To the far left of the site is a small, detached garage building.

Externally, there is a driveway running to the front of the office block off which there are parking areas and leading through to an enclosed hard-surfaced yard to the rear of the site.

## Accommodation

The approximate gross internal floor area of the property is:		
	Sq M	Sq Ft
Offices	372.00	4,004
Workshops	779.72	8,393
Warehouse	278.66	2,999
Garage	51.00	549
<b>Total GIA</b>	<b>1,481.38</b>	<b>15,946</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.



## Outgoings

Under the 2023 Non-Domestic Rating List, the property has an entry as 'Factory and premises' with a rateable value of £47,750.

## EPC

The EPC for the property confirms an energy rating of 84 (Band D).

## Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

Alternatively, a freehold sale of the property will be considered.

## Rent/Price

**Lease - £70,000 per annum exclusive**  
**Purchase - £875,000**

## Viewing

For further information and viewing arrangements, please contact:

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