

TO LET

**DRUMHILL HOUSE
CLAYTON LANE
CLAYTON
BRADFORD
BD14 6RF**

- OFFICES & LIGHT WORKROOMS
- FROM 29.73 SQ. M. (320 SQ. FT.)
- FLEXIBLE LEASE TERMS
- CLOSE TO ALL LOCAL AMENITIES



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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 variety of offices and light workrooms over 3 floors.

Most of the suites benefit generally from central heating throughout, a combination of Cat II and florescent lighting, telecoms and power sockets and good natural lighting.

Car parking is available on site and further unrestricted spaces along Clayton Lane.

Terms

The premises are available to let by way of a flexible 12 month tenancy.

VAT

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

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Suite 9	320	29.73

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.

EPC

The property has been assessed with an EPC rating of:

Suite 9 – D (99)

Rateable Value

The property has been assessed for uniform business rates with a rateable value of:

Suite 9 RV: £2,125

Rental

Suite 9: £2,880 per annum

Legal Fees

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

Viewing

By arrangement with the sole agents:-

Sam Davill

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Jonathan O'Connor

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Raven House, Kingsgate, Bradford, BD1 4SJ

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