

TO LET  
INDUSTRIAL/WAREHOUSE  
PREMISES

  
Eddisons

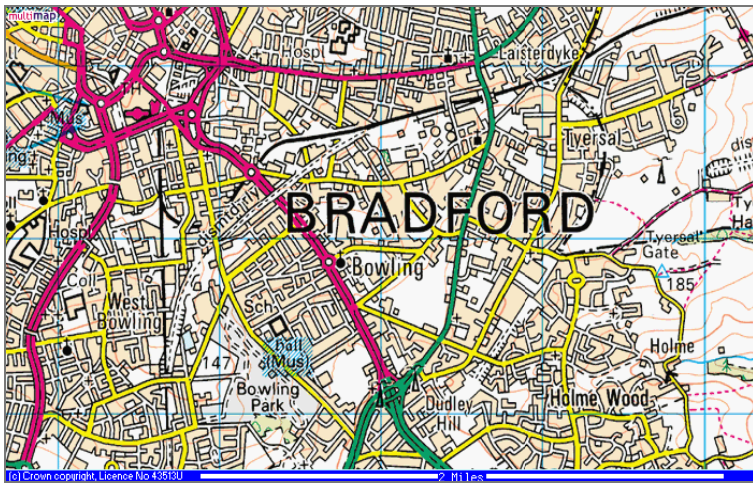


247 STICKER LANE, BRADFORD, BD4 8RQ

RENTAL ON APPLICATION

- \ Excellent Ring Road position ideal for a variety of uses.
- \ Extensive car parking and service yard areas.
- \ Good eaves height of 7m.

AVAILABLE SPACE  
5,694m<sup>2</sup> (61,290sq ft)



## LOCATION

The premises are prominently located on the A6177 Sticker Lane close to its junction with Fenby Avenue and Cutler Heights Lane. The surrounding area is predominantly commercial/ industrial in nature with a number of car showrooms that have recently been developed. The premises are 1½ miles from the M606 motorway which provides direct access to the strategic motorway network.

## DESCRIPTION

The premises comprise of a single storey industrial/ warehouse building constructed from a steel portal frame. The elevations are clad in brick with profile metal sheeting and glazing. The unit has a concrete floor and an eaves height of 7m. The rear section of the building benefits from travelling crane gantries.

The building has a number of roller shutter doors providing access to the extensive service yard to the front and side of the premises. The premises have the benefit of an extensive security fence.

Currently the accommodation which is in need of upgrading provides the following floor areas:-

UNIT	M <sup>2</sup>	SQ FT
Ground floor warehouse	5,477	58,958
First floor offices	217	2,335
<b>Total Floor Area</b>	<b>5,694</b>	<b>61,293</b>

The site sits on approximately 7 acres.

## RATEABLE VALUE

The unit requires assessing for rating purposes.

The existing assessment is based on a total floor area of 10,998m<sup>2</sup> and the building has been considerably reduced in size. An appeal is pending.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

A letting on a full repairing and insuring basis is available.

Rental on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com

SEPTEMBER 2017  
SUBJECT TO CONTRACT  
FILE REF / 711.2053A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

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