

TO LET INDUSTRIAL/SHOWROOM/TRADE COUNTER UNITS

Eddisons



ASHFIELD MILLS, LEEDS ROAD, IDLE, BRADFORD, BD10 9AD

RENTALS ON APPLICATION

- Popular location between Idle and Thackley.
- Prominently located and served by extensive car parking/yard facilities.
- Ideal for a variety of industrial/trade counter/showroom operators.

AVAILABLE SPACE

Units from 232.26 m² - 3,843m²
(2,500sq ft – 41,366sq ft)



LOCATION

Ashfield Mills is located in a prominent position fronting Leeds Road (A657) close to the popular village of Idle and 3 miles to the north of Bradford city centre.

The immediate area is well served by all local amenities.

The Apperley Bridge railway station is also close by providing direct links to Bradford and Leeds and the site is well positioned for all transport links.

[Click here and type location]

DESCRIPTION

The property comprises an attractive industrial complex providing a number of single storey workshop/ industrial/ showroom units.

To the front of the complex is a modern industrial/ showroom unit with glazed frontage. The warehouse/works area benefits from both ground level and tailboard roller shutter access. A letting in sections may be considered.

Floor Area **1,037.35m² (11,166sq.ft.)**

To the rear are a number of industrial/ workshop units ranging in sizes from 2,500sq.ft. up to 30,200sq.ft.

Floor Area **2,805.65m² (30,200sq.ft.)**

Externally the property is served by an extensive surfaced car parking/yard area approached from Leeds Road, with space for approximately 23 vehicles.

RATEABLE VALUE

The units will require reassessing upon occupation.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The units are available by way of effective full repairing and insuring leases for terms to be agreed.

Rentals - 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

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Email / matthew.jennings@eddisons.com

JULY 2021

SUBJECT TO CONTRACT

FILE REF / 731.4054A

For more information, visit eddisons.com
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