

# TO LET INDUSTRIAL/WAREHOUSE/ SHOWROOM UNIT

**Eddisons**



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

## RENTAL ON APPLICATION

- Popular location between Idle and Thackley.
- Prominently located and served by extensive car parking/yard facilities.
- Ideal for a variety of uses.

## AVAILABLE SPACE

1,037.35m<sup>2</sup> (11,166sq 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.

## DESCRIPTION

The property comprises a single storey trade counter/warehouse unit along with yard/parking facilities.

To the front of the unit is a showroom/trade counter area benefitting from a glazed frontage incorporating a suspended ceiling with office and WC/bathroom facilities partitioned out.

The warehouse/storage area benefits from roller shutter drive in and tailboard access.

The premises have a total floor area of 11,166sq.ft.

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

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available by way of an effective full repairing and insuring lease for a term to be agreed.

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

Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**

**FILE REF / 731.4054A**

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