

TO LET  
FULLY REFURBISHED SINGLE  
STOREY INDUSTRIAL/  
WAREHOUSE UNIT

Eddisons



HAMMERTON STREET, BRADFORD, BD3 9RD

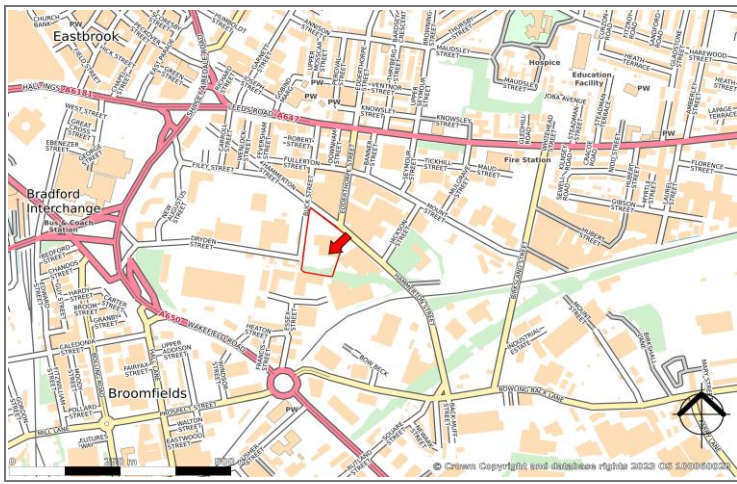
RENTAL ON APPLICATION

- Refurbished industrial/warehouse unit.
- Attractive offices.
- Good yard and circulation.
- Conveniently located just off Leeds Road.

AVAILABLE SPACE

2,506.97m<sup>2</sup> (26,985sq ft)

On an overall site area of approx. 1.04 Ha  
(2.56 acres)



## LOCATION

The property is located on Hammerton Street, just off the A647 Leeds Road and approximately  $\frac{3}{4}$  miles from Bradford city centre. The M606 is approximately 2 miles distant.

The premises are located in a long established industrial area and are well placed for access to both the city centre and Ring Road/M606.

## DESCRIPTION

The property comprises of a single storey steel framed industrial premises being part metal sheet and part brick clad under a pitched roof.

The unit benefits from concrete flooring throughout, drive in roller shutter access as well as an interconnecting two storey office/stores block providing staff facilities and reception.

The overall approximately GIA is 26,985sq.ft.

Externally the property benefits from a secure, surfaced yard/turning circle on an overall site of approximately 2.56 acres.

## RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £89,000

## EPC

An EPC has been commissioned.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

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

Rental on application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this 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 / 731.4415A (170493)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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