

TO LET MODERN INDUSTRIAL/ WAREHOUSE PREMISES

Eddisons



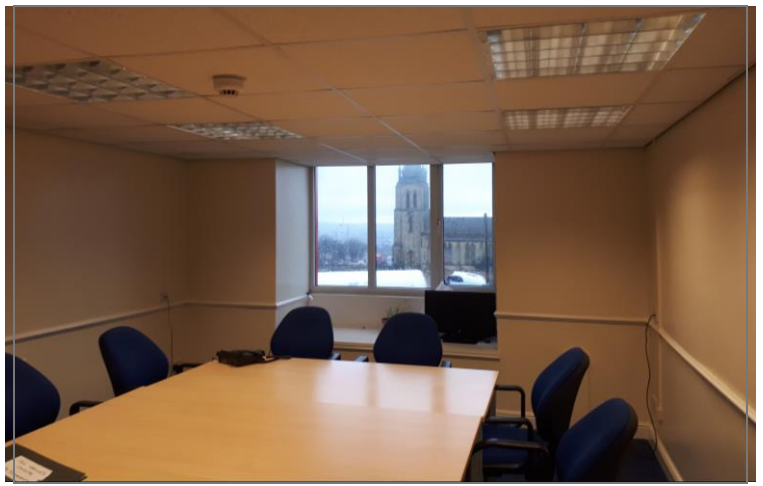
UNIT 10, OUNSWORTH STREET, OFF WAKEFIELD ROAD, BRADFORD, BD4 8QS

RENTAL ON APPLICATION

- Modern single storey unit with 7m eaves.
- Enclosed/secure yard and car parking.
- Prominently located approached from Wakefield Road.

AVAILABLE SPACE

1,505.95m² (16,210sq ft)



LOCATION

The property is conveniently located just off Wakefield Road to the south of Bradford city centre, being well placed for access to the M606/M62 motorway network.

The surrounding area is predominantly industrial/commercial in nature with a number of high profile occupiers closeby.

Bradford city centre is 1 mile to the north and the M606 is only 2 miles distant.

DESCRIPTION

The property comprises of a single storey industrial/warehouse building being steel framed, under a profile metal sheet roof incorporating Perspex rooflights. Eaves height 7m.

The accommodation provides excellent industrial/warehouse space with both tailboard and drive in loading and is served by good ancillary staff facilities.

In addition is an attractive first floor office suite.

UNIT 10	M ²	SQ FT
Industrial/Warehouse	1,344.11	14,468
First Floor Offices (net)	161.84	1,742
Total Floor Area	1,505.95	16,210

The property is served by an enclosed yard/car parking area approached from Ounsworth Street.

All mains services are available.

RATEABLE VALUE

Description / Factory and Premises
Rateable value / £68,000

EPC

The property has an Energy Performance Asset rating of **C**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are available on a new FRI 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 joint agents:

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SUBJECT TO CONTRACT
FILE REF / 731.4377A (160091)

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