

# TO LET MODERN INDUSTRIAL/ WAREHOUSE PREMISES

**Eddisons**



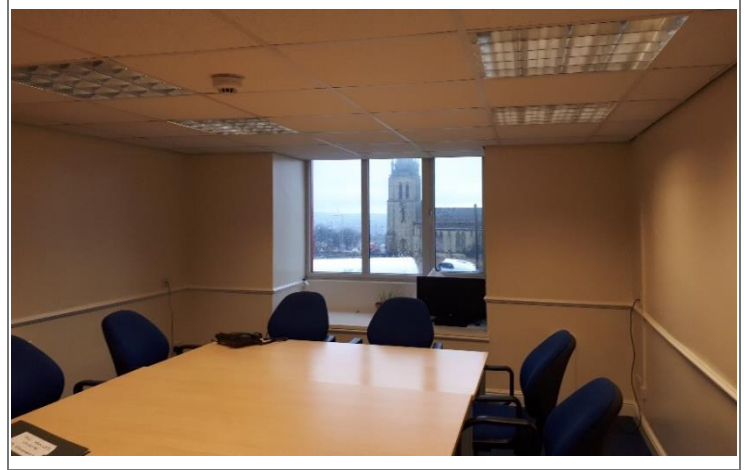
## UNIT 10, OUNSWORTH STREET, OFF WAKEFIELD ROAD, BRADFORD, BD4 8QS

### RENTAL ON APPLICATION

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

### AVAILABLE SPACE

1,505.95m<sup>2</sup> (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 <sup>2</sup>	SQ FT
Industrial/Warehouse	1,344.11	14,468
First Floor Offices (net)	161.84	1,742
<b>Total Floor Area</b>	<b>1,505.95</b>	<b>16,210</b>

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:

Eddisons  
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**SUBJECT TO CONTRACT**  
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