

TO LET SINGLE STOREY INDUSTRIAL/ WORKSHOP UNIT

Eddisons



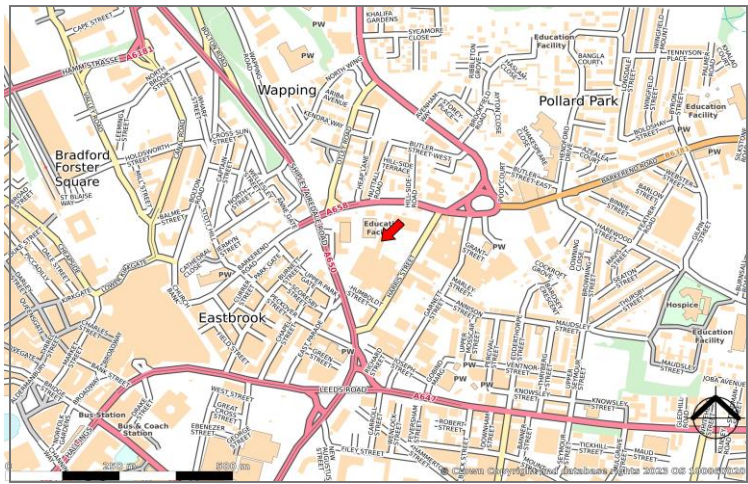
FORMER BARKEREND TRAINING CENTRE, BARKEREND ROAD, BRADFORD, BD3 9BD

RENTAL ON APPLICATION

- Modern industrial unit on an established industrial estate.
- Excellently located off the city's inner ring road.
- Dedicated parking.

AVAILABLE SPACE

1,192.60m² (12,837sq ft)



LOCATION

The property is located just off Barkerend Road (A658) which joins Shipley Airedale Road and forms part of the Bradford Inner Ring Road linking the city centre with the northern commuter belt of Ilkley, Otley, Baildon etc. The premises therefore provide excellent and easy access to the M606 and thence the M62/motorway network.

DESCRIPTION

The property comprises a modern detached industrial unit being of steel portal frame construction with a mix of block, stone and profiled metal sheet clad under a profiled metal sheet roof incorporating translucent roof lights.

The units provides split level ground floor industrial/workshop accommodation benefitting from concrete flooring throughout, drive in roller shutter access and a number of offices/training rooms throughout.

The property provides a total approximate GIA of 12,837sq.ft.

Externally the unit benefits from 6 demised car parking spaces.

RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £68,000

EPC

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

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 joint agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

Or
Hayfield Robinson

SUBJECT TO CONTRACT
FILE REF / 731.4471A (175353)

For more information, visit eddisons.com
T: 01274 734 101

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