

TO LET/MAY SELL SUPERB SINGLE STOREY TRADE COUNTER/INDUSTRIAL UNIT

Eddisons



UNIT 2, HEYFORD COURT, OFF HILLAM ROAD, BRADFORD, BD2 1QJ

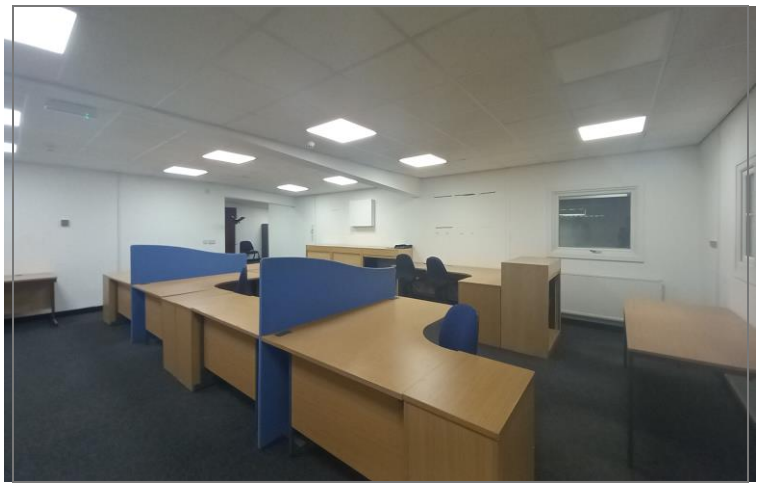
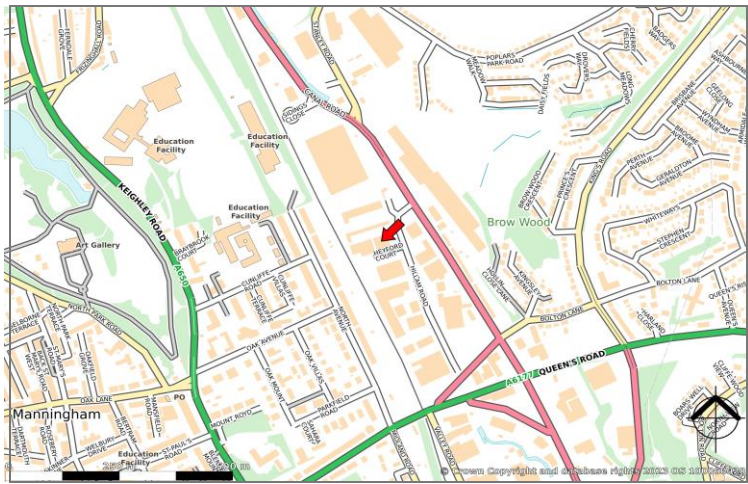
RENTAL/PRICE ON APPLICATION

- High quality trade counter/industrial unit.
- Demised parking/yard.
- Useful mezzanine offices.
- Popular location just off Canal Road.

AVAILABLE SPACE

490.25m² (5,277sq ft)

Plus mezzanine of 183.39m² (1,974sq ft)



LOCATION

The property is located in Heyford Court just off Hillam Road. The estate is accessed from Canal Road/Shipley Airedale Road, a major arterial route linking Bradford with Shipley.

Bradford city centre is approximately $\frac{3}{4}$ mile to the South with the M606 motorway some 3 miles in distant.

DESCRIPTION

The premises comprise a modern single storey steel framed industrial/warehouse unit under a profile metal sheet clad roof incorporating Perspex roof lights.

The unit benefits from drive in roller shutter access, concrete flooring throughout and an eaves height of c.5 meters.

In addition is a useful mezzanine providing quality offices benefitting from air conditioning, carpeted flooring and raised flooring as well as canteen area.

UNIT	M ²	SQ FT
Ground floor	490.25	5,277
Mezzanine	183.39	1,974
Total approx. area	673.64	7,251

Externally the property benefits from a demised car park/yard opposite the building.

RATEABLE VALUE

Description / Warehouse and Premises
Rateable value / £29,000

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.

TERMS

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

Alternatively our client may consider the sale of the freehold.

Rental/price 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
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SUBJECT TO CONTRACT
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