

TO LET **JH CLISSOLD & SON LTD - BUSINESS UNAFFECTED**
COMPACT WORKROOM/STORES
ACCOMMODATION

Eddisons

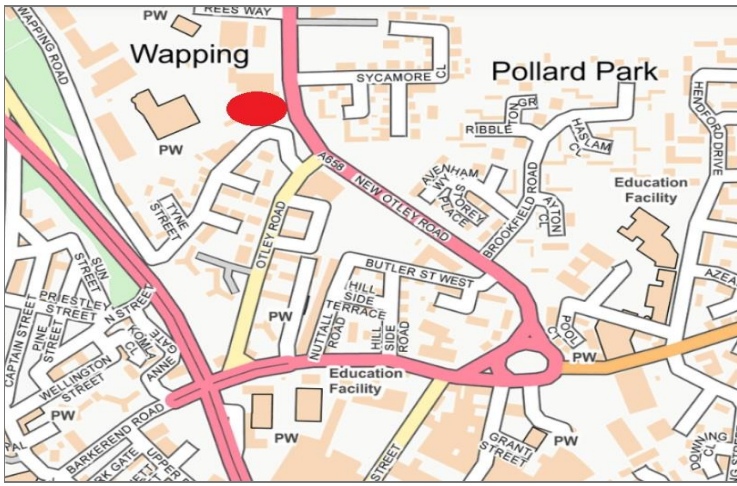


**OLD GATE MILL PART, DACRE STREET/NORTH WING,
BRADFORD, BD3 0DH**

RENTAL ON APPLICATION

- Ground floor works/stores accommodation.
- Forming part of an attractive larger complex.
- Excellent car parking facilities.

AVAILABLE SPACE
371.60m² (4,000sq ft)



LOCATION

The premises are located just to the north east of Bradford city centre and are approached from Otley Road via North Wing.

The immediate area is mixed in nature and the property is conveniently placed for all local amenities.

The main Bradford Ring Road passes just to the south which provides access around the city and the M606 motorway is approximately three miles distant.

DESCRIPTION

The premises form the lower ground floor of a part single part two storey steel framed works/office extension constructed circa 1990 having an insulated profiled metal sheet clad roof with "Mansard" slated elevations. The walls are clad in facing brickwork with a concrete block inner skin.

The lower ground floor provides the following accommodation:-

- i. Main works/stores area with drive in access via manual metal roller shutter door. Partitioned out are two toilet rooms.
- ii. Storeroom
- iii. Three private offices.
- iv. Shared entrance area.

Floor Area (approx.) **371.60m² (4,000sq.ft.)**

The property is served by a spacious car park.

RATEABLE VALUE

Description / Warehouse and Premises
Rateable value / £6,600

EPC

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

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are available to let.

Rental on application.

LEGAL COSTS

The incoming 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 / 731.4506A (182154)

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

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.