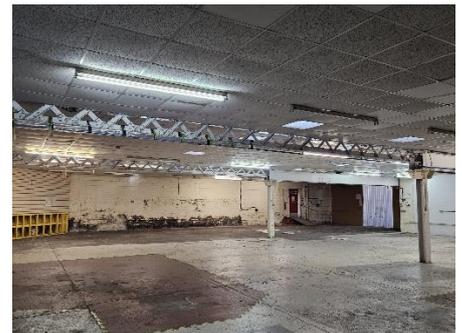


sharma
williamson

Chartered Surveyors
Commercial Property Agents

Unit 1 Spencer Business Centre Factory Street BRADFORD BD4 9NW



TO LET

- Warehouse / Works Premises of **583.8 sq m (6284 sq ft)**
- Popular Industrial Location Close to Bradford Outer Ring Road (A6177) and Motorway Networks
- Affordable / Versatile Accommodation

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





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SITUATION

The premises front onto Factory Street with ease of access to / from Rooley Lane – forming part of the Bradford Outer Ring Road (A6177).

Factory Street provides a direct link to Wakefield Road (A650) and Dudley Hill roundabout from which convenient access is available to the city wide region and motorway networks.

Other occupiers in the locality taking advantage of the location include Lucky Motor House / Bluebell Motor House (next door), whilst opposite is Vape Superstore and AAA Hydraulic Services Ltd.

PROPERTY/ACCOMMODATION

The unit forms part of the popular Spencer Business Centre complex having combination stone / brick elevations which have been over-clad in full height modern profile sheeting and surmounted by a multipitched glazed roof.

Internally, the premises benefit from solid floors throughout and good levels of natural daylight with a manually operated front roller shutter door and separate shuttered side personnel door.

Non-structural partitioning provides:

- Female WC
- Male WC
- Staff kitchen

Overall approx. Gross Internal Floor Area:

583.8 sq m (6284 sq ft)

Externally there is a screeded forecourt

RATING

The property will be assessed for rating purposes upon application.

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

£30,000 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new full repairing (except roof) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

There will be a Service Charge levied in respect of communal services (fire alarm system etc.).

LEGAL COSTS

The incoming tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

We are advised by the Landlords that VAT will be charged on the rent etc, at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(March 2024)

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