



**Unit 8 Spencer Business Centre
Factory Street
BRADFORD
BD4 9NW**

- Useful ground floor storage / industrial / workshop unit.
- Extending to **227.9 sq m (2,453 sq ft)**
- Situated close to the motorway networks.
- Rent: **£16,500 pax (+VAT)**

SITUATION

The premises occupy an excellent position fronting onto Factory Street, set back from Rooley Lane which forms part of the Bradford Outer Ring Road (A6177). Factory Street also links to Dudley Hill Roundabout (Tong Street/Wakefield Road – A650). Ease of access is therefore available to other parts of the City / District, in particular the City Centre and Motorway networks, both of which are a relatively short travelling distance.

PROPERTY/ACCOMMODATION

The property forms part of the popular Spencer Business Centre complex, being of single storey, brick construction and surmounted by a sheeted/glazed North Light roof.

The accommodation provides the following amenities and gross internal floor areas.

- Solid floors throughout
- Sizeable shared loading bay with automated roller shutter door
- Predominantly open plan configuration

	Sq. m.	Sq. ft.
Ground Floor		
Shared loading bay		
Front workshop with staff kitchen, shower and WC		
Rear workshop		
Overall	227.9	2453

Note: access to this unit is via a shared roller shutter entrance and then a smaller door (approx. dimensions 7ft 2in height, 5ft 4in width).

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value:	£9,300
Rates Payable (approx.):	£4,640

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

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£16,500 per annum exclusive Subject to Lease, plus VAT.

LEASE

The property is available to let upon a new internal repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

We are instructed that VAT will be chargeable on the rent 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

February 2025

