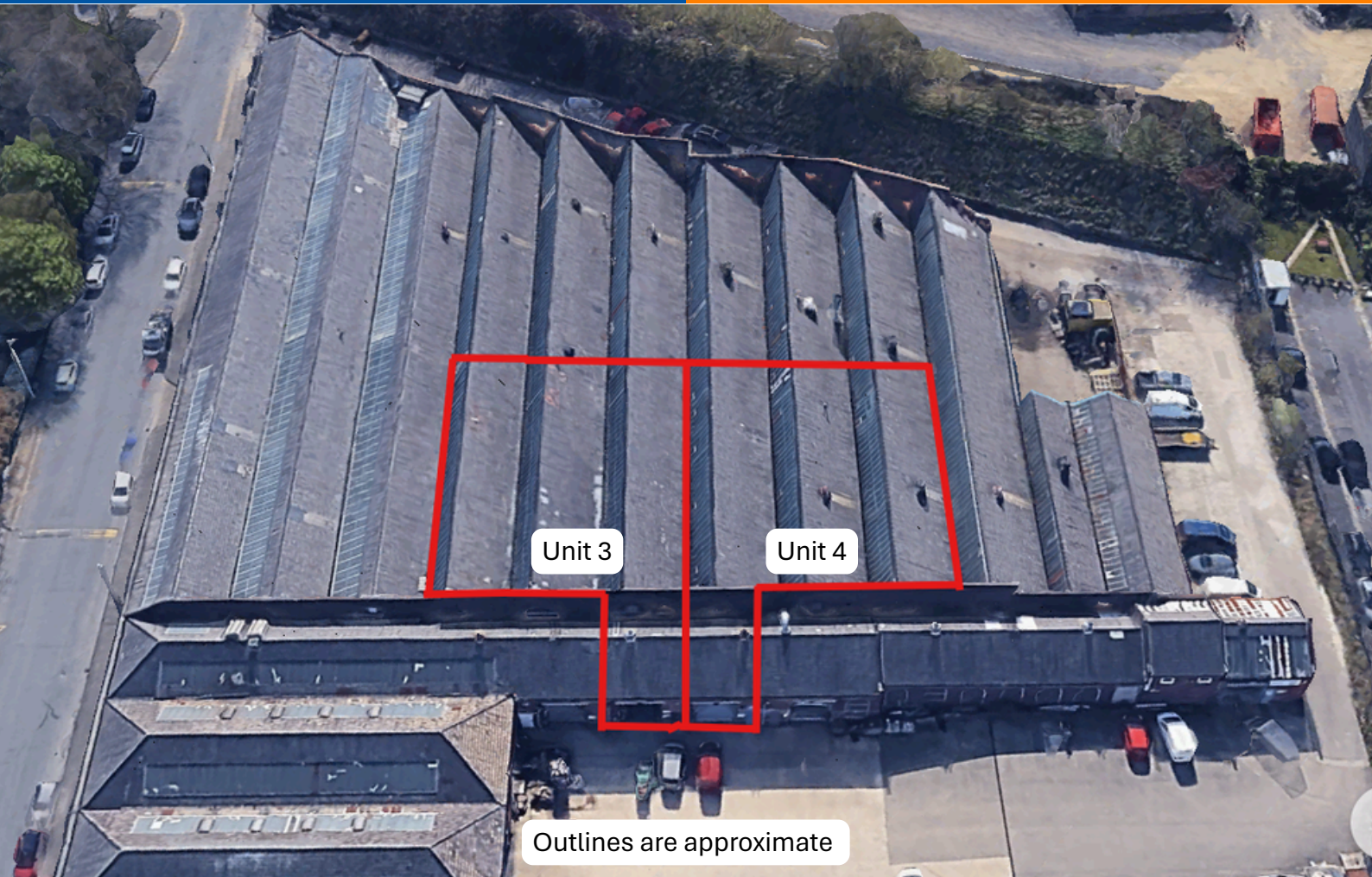




**Units 3 & 4 The Grange Industrial Park
Farnham Road
BRADFORD
BD7 3JG**

- Ground floor works / warehouse accommodation providing **510.1 sq m (5,491 sq ft)** (Unit 3) and **531.7 sq m (5,723 sq ft)** (Unit 4).
- Available individually or as a double unit of **1041.8 sq m (11,214 sq ft)**
- Guide rent: **£30,000 per unit; £57,500 pa** (double unit)

SITUATION

The complex is situated in the densely populated residential area of Lidget Green comprising of predominantly pre-war through terraced dwellings.

In the immediate vicinity are Farnham Primary School, Khidmat Centre/Sports Hall, Farnham Road Childrens Centre and Margaret McMillan Childrens Centre.

The main complex is served via a shared concreted accessway with a sliding security gate from Farnham Rd, with an additional access point from Estcourt Road.

Other occupiers within the complex include Fabricate UK Ltd, NSK Manufacturing and SKA Stars.

PROPERTY/ACCOMMODATION

The units comprise 2 adjoining sizeable units with brick elevations, solid floors throughout and surmounted by a multi bay Northlight style roof providing predominantly open plan works / warehouse accommodation and good levels of daylight.

The main access to both units is via full height roller shutter doors (with separate personnel doors) with internal partitioning to provide a series of WCs, staff facilities and offices.

The premises provide the following accommodation:

	Sq. m.	Sq. ft.
Unit 3	510.1	5,491
Unit 4	531.7	5,723
TOTAL AREA	1,041.8	11,214

Outside

The units benefit from commercial loading facilities and extensive concreted yard area set within a secured and gated complex.

RATING

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

Authority: Bradford Council
Description: Workshop & Premises
Rateable Value (2026): Unit 3: £19,000; Unit 4: £18,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

If occupied as a double unit, the premises will be reassessed for rating purposes.

RENT

£30,000 pa (per unit) exclusive; **£57,500 pa** (double unit) Subject to Lease, plus VAT—if appropriate.

LEASE

The units are available to let either as individual units or a double unit upon a new internal repairing lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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

LEGAL COSTS

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

The tenants will enter into a standard Lease Agreement - a copy of which can be provided at the appropriate time.

VAT

Our clients advise that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

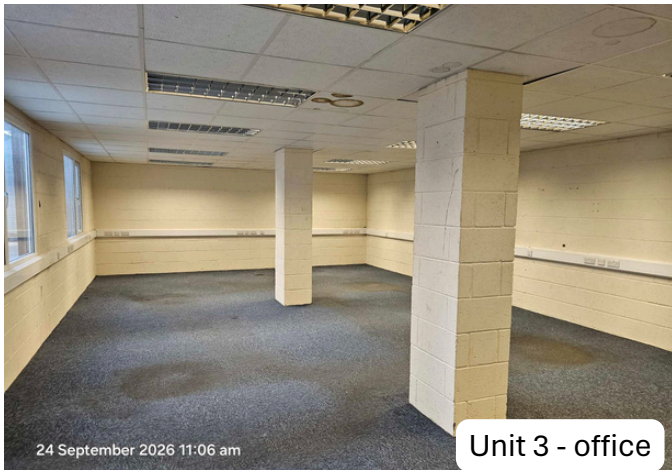
Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Prepared: October 2026

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3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



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