

TO LET

Units 1 & 2 Bowling Industrial Estate

Off Wakefield Road
Bradford
BD4 8SA

- Industrial unit/warehouse and two storey office block
- Prominent position with visibility from Wakefield Road
- Good parking/loading facilities
- Ideal trade counter position
- 837.05m² (9,010 sq ft)



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Location

The Bowling Industrial Estate is located at the junction of Wakefield Road and Bowling Back Lane approximately half a mile to the south of Bradford City Centre. The premises are highly visible from Wakefield Road.

Description

Unit 2 comprises a modern single storey industrial/warehouse unit of steel portal frame construction which is clad in profile metal sheeting. The property benefits from good parking facilities directly outside of the unit, within the secure gated communal yard area, and good loading facilities with drive-in access provided by way of an electrically operated 'up and over' steel shutter door. The unit also benefits from a solid concrete floor throughout.

Adjacent to Unit 2 is Unit 1 which comprises a two storey refurbished office building benefiting from a range of private and open plan offices along with w/c and kitchen facilities.

The units can be taken separately or together with the office block available to let either in part or as a whole.

Accommodation

The total approximate gross internal floor areas are:		
Unit 1	245.26m ²	2,640 sq ft
Unit 2	591.79m ²	6,370 sq ft
Total Approximate GIA	837.05m²	9,010 sq ft
NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.		

Business Rates

Under the 2005 Rating List the premises have been assessed for business rates as follows:

Description: Warehouse & Premises

Rateable Value: £39,000

The current rate payable in the pound for the year 2009/10 is 48.5 pence.

Terms

The premises are offered to let as a whole or in part for a term of years to be agreed on a new full repairing and insuring lease.

Rental

£4.75 per sq ft per annum

VAT

The rental quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Fees

The incoming tenants are to be responsible for the landlords reasonable legal costs incurred in any transaction.

Viewing

By prior arrangements with the Joint Letting Agents:

Robin Hanson

Walker Singleton

Direct Line: 01422 430029

E-mail: robin.hanson@walkersingleton.co.uk

Or

Eddisons

Tel: 01274 734101

Ref: RH/21857/040909



Property House, Lister Lane, Halifax, HX1 5AS

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