



**Unit 9 Listers Mill
Heaton Road
Bradford, BD9 4SH**



TO LET

**Workshop/Warehouse Unit
1,217 sq. m. (13,100 sq. ft.)**

Rental: £32,750 Per Annum Exclusive

Unit 9 Listers Mill - Heaton Road, Bradford, BD9 4SH

LOCATION

Situated approximately 2 miles north of Bradford City Centre and a similar distance south of Shipley Town Centre, the property is situated in a mixed use area of Bradford known as Manningham occupying a site which is bounded by Heaton Road, Heaton Park Drive and Scotchman Road.

Good main road communications are provided to surrounding areas with Heaton Road connecting with both Emm Lane and Oak Lane providing direct access to the A650 Keighley Road.

DESCRIPTION

The property forms part of what was considered to be the world's largest Silk Mill, "Lister Mills" which is now a multi-occupied mill complex which has been part redeveloped by Urban Splash.

The subject property is situated along side this and comprises a Grade II Listed former mill complex which has been sub-divided to create a number of office and warehouse facilities with main road frontage to Heaton Road, Scotchman Road and Beamsley Road.

Large proportions of this mill are currently utilised by a variety of local and regional companies for storage, light manufacturing and assembly. Unit 9 consists of an adjoining but independent unit which benefits from drive-in access, solid floors and designated on site car parking with potential for further expansion if required.

ACCOMMODATION

Unit 9 **1,217 sq. m.** **(13,100 sq. ft.)**

Workshop/Warehouse Facility – solid floor throughout with average eaves height of approximately 3.45 metres (11 feet), partitioned staff and WC facilities to one corner. Access provided via folding metal door of approximately 3.2 metres (10 feet) wide.

SERVICES

The unit benefit from the provision of all mains services to include 3 phase electric, gas, water and mains drainage.

The units are sub-metered to allow independent billing and specific requirements can be discussed in more detail on application.

LEASE TERMS

The unit is available to let on an internal repairing and insuring basis with the landlord responsible for day to day maintenance and upkeep of external areas to include the property's roof construction.

The lease will be granted for a minimum term of 12 months or longer and where applicable incorporate 3 yearly upward only rent reviews.

RENTAL

Unit 9 - £32,750 per annum paid monthly in advance

LEGAL COSTS

Each party will be responsible for their own legal costs.

OUTGOINGS

The units will require reassessment for Uniform Business Rates.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is understood not required for this property.

VAT

We understand the landlord has elected to charge VAT in relation to the rent.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

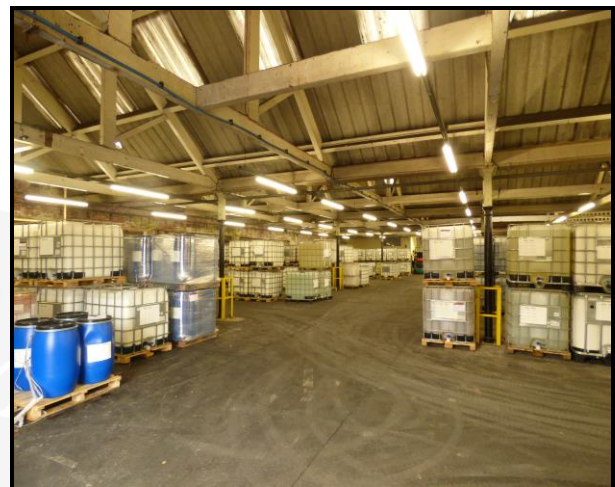
Web Site: www.markbrearley.co.uk

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Website: www.starkeys.co.uk

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