



**UNIT 6 – WEST YORKSHIRE FELLMONGERS
VALLEY ROAD
BRADFORD, BD1 4RU**



TO LET

**New Single Storey Industrial/Warehouse Unit With
Car Parking, Yard and Offices Which Upon Completion Will Provide
Warehousing of 1,062 sqm (11,431 sqft) and Offices of 462 sqm (4,973 sqft)**

RENT: £75,000 Per Annum Exclusive

UNIT 6 – WEST YORKSHIRE FELLMONGERS, VALLEY ROAD, BRADFORD, BD1 4RU

LOCATION

The property forms part of the Bradford Fellmongers development on Valley Road, to the north of Bradford City Centre. The complex is conveniently located not only for good access to the City Centre, but also Canal Road (A6037) which runs parallel to Valley Road and Bradford Outer Ring Road (A6177) which Valley Road links into at the Queens Road junction.

Canal Road ultimately links into the Shipley Airedale Road and hence Wakefield Road, giving good access to the M606, M62 and M621 to the south and to the north along the A650 and A6038 to Keighley, Guiseley and beyond.

DESCRIPTION

The unit forms part of a complex currently occupied predominantly by West Yorkshire Fellmongers. The site is in the process of redevelopment and, the unit forms part of Phase 1 of the development, which will include accommodation for the landlord, as well as the warehousing and office accommodation which is available.

The property is within the secure compound formed by the industrial estate and, is shortly to be completed to a good modern standard.

ACCOMMODATION

The property is being constructed to a modern specification. It will be RSJ framed and, insulated profile sheet clad, with insulated profile sheet cladding to roof and Perspex roof lights. Internally, partitioning will be blockwork in nature and of course floors will be solid.

The property will benefit from a single drive-in roller shutter loading door.

Lighting, heating to be by negotiation/agreement with the landlords

The property will have the following gross internal floor areas:-

Ground Floor

Warehouse 1,062.00 sqm (11,431 sqft)

Offices 142.50 sqm (1,534 sqft)

First Floor

Offices 142.50 sqm (1,534 sqft)

Second Floor

Offices 177.00 sqm (1,905 sqft)

Total Gross Internal Floor Area Approx. 1,524.00 sqm (16,410 sqft)

External

Large shared yard area available for staff and vehicle parking.

RATING ASSESSMENT

The property will require reassessment for rating purposes upon completion and occupation.

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new lease for a term to be agreed upon a full repairing and insuring basis. The lease will incorporate regular upward only rent reviews.

RENT

£75,000 Per Annum Exclusive - Plus VAT – Subject to Lease

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided upon completion of the development.

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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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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