



**Unit 4, 1-7 Rutland Street
Bradford, BD4 7EA**



TO LET

**Modern Single Storey Industrial/Workshop Unit
Extending to 371.57 sqm (4,000 sqft)**

Rental: £20,000 Per Annum Exclusive

Unit 4, 1-7 Rutland Street, Bradford, BD4 7EA

LOCATION

The subject property is located on Rutland Street just off Wakefield Road (A650) approximately 1 mile South East of Bradford City Centre. The A650 provides access to the M606 and Motorway Network via the A6177 Ring Road approximately 2 miles to the South. The surrounding area is predominantly industrial in nature with a number of estates close by including Cityway Industrial Estate.

DESCRIPTION

The property comprises a modern single storey warehouse unit providing predominantly open plan accommodation with an access loading door approximately 5.56 metres (18') wide. The property has a solid floor throughout with a minimum eaves height of 4.72 metres (15'). Internally, the property has a number of partitioned offices with separate kitchen and WC facilities. Externally, the unit has parking for approximately 4/5 vehicles and is situated within a secure gated compound.

ACCOMMODATION

The approximate gross internal floor area is as follows:-

Warehouse including partitioned offices and kitchen plus WC facilities	371.57 sqm (4,000 sqft)
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SERVICES

The property benefits from the provision of all mains services to include 3 phase electricity supply, gas, water and mains drainage.

Please Note: None of these services have been tested and we cannot therefore comment on their condition or suitability.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Warehouse and Premises
Rateable Value:	£16,000

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provision, 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 full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENT

£20,000 per annum exclusive.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:

D - 95

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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