



**Jade Building – Albion Mills,
Albion Road, Greengates, Bradford, BD10 9TQ**



TO LET

**Third Floor Office Accommodation
Of Approx. 366.96 sq. m (3,950 sq. ft.)**

Rent on Application

Third Floor Office Accommodation - Jade Building Albion Mills. Albion Road. Greengates. Bradford. BD10 9TQ

LOCATION

The property is situated at Greengates, a well established commercial out of town North Bradford location with excellent links to both Bradford and Leeds City Centres and Leeds Bradford Airport. Nearby are the prosperous residential suburbs of Idle, Thackley, Calverley, Apperley Bridge and Rawdon.

Albion Mills has seen £5 Million worth of investment in the past few years and offers a wide range of services and pleasant working environment as well as a high level of security. The site offers a range of services including archive storage, managed warehousing, conference centre and is the home to approximately 50 different businesses.

PROPERTY

The offices are situated on the third floor of the Jade Building, a 5-storey former textile wool mill converted to offices. The property benefits from a shared entrance/reception area to the ground floor and is accessed via 2 lifts and staircase.

ACCOMMODATION

The office suite has a total floor area of approx. 366.96 square metres (3,950 square feet).

Externally, car parking facilities are available on site.

RATING ASSESSMENT

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

Third Floor

Description: Offices & Premises
Rateable Value: £15,250

Rates payable for 2018/2019 is 49.3 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 full repairing and insuring terms to be contracted out of the Landlord & Tenant Act 1954 Part 2.

RENTAL

Rental upon Application.

ENERGY PERFORMANCE CERTIFICATE

E - 116

LEGAL COSTS

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

VAT

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

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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