



**UNIT 7R – WEST YORKSHIRE FELLMONGERS  
VALLEY ROAD  
BRADFORD, BD1 4RU**



**TO LET**

**Single Storey Industrial/Warehouse Unit  
With Car Parking  
Extending to Approximately  
271.40 sqm (2,921 sqft)**

**RENT: £13,500 Per Annum Exclusive**

## UNIT 7R – 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 predominantly occupied by West Yorkshire Fellmongers, which is in the process of being redeveloped into an industrial estate.

The property is within the secure compound formed by the industrial estate and benefits from on-site parking.

### ACCOMMODATION

The property itself consists of a modern single storey ground floor industrial/warehouse unit of approximately 271.40 square metres (2,921 square feet). The property benefits from a minimum eaves height of approximately 6 metres (19'8") and also benefits from dock loading via a 4.04 metre (13'3") wide roller shutter door.

### RATING ASSESSMENT

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

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

### 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

£13,500 Per Annum Exclusive.

### 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

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

C - 70

### VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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