



ALTAF BUSINESS PARK - BIRKSLAND STREET BRADFORD, BD3 9SS



FOR SALE/TO LET

Industrial Units

From 79.34 sq. m. (854 sq. ft.) to 302.30 sq. m. (3,254 sq. ft.)

With Mezzanine Offices, Secure Yard and On-Site Car Parking

In an Established Industrial Location, Near to Bradford City Centre

RENTAL – From £7.00 Per Sq. Ft. / PRICES – From £90 Per Sq. Ft.

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LOCATION

The property is located in an established industrial area, to the east of Bradford City Centre, being at the junction of Birksland Street and Mount Street, several hundred yards to the south of Leeds Road (A647) and close to Bowling Back Lane.

The surrounding area is predominantly industrial in nature with a number of established industrial estates within close proximity to include Birksland Industrial Estate, Cityway Industrial Estate and Essex Park Industrial Estate.

Good main road communications are provided to surrounding areas with Birksland Street providing direct access to both Bowling Back Lane and Leeds Road which in turn give access to the A650 (Wakefield Road) and the A6177 (Sticker Lane), which forms part of Bradford Outer Ring Road. The nearby motorway network can then be easily accessed with main arterial routes giving direct access to the M606 located approximately 2 miles to the south-east.

DESCRIPTION

The property comprises a new build terrace of industrial units, to be completed to a good modern standard, providing concrete floors, drive-in roller shutter loading doors, approximately 7.5 metres to eaves, staff and toilet facilities, together with the availability of appropriate 3-phase electricity, LED lighting, electric roller shutter loading doors.

The units are of RSJ framed construction, being insulated profile sheet clad, with Perspex roof lights.

Externally, the properties will have the benefit of a shared yard area and on-site staff car parking within a secured yard environment.

ACCOMMODATION

The units, upon completion will provide the following indicative floor areas:

Unit 1	302.30 sq. m.	(3,254 sq. ft.)
Unit 2	229.00 sq. m.	(2,465 sq. ft.)
Unit 3	229.00 sq. m.	(2,465 sq. ft.)
Unit 4	229.00 sq. m.	(2,465 sq. ft.)
Unit 5	229.00 sq. m.	(2,465 sq. ft.)
Unit 6	79.34 sq. m.	(854 sq. ft.) - LET

Approx. Total Floor Area **1,297.64 sq. m. (13,968 sq. ft.)**

The units are available either individually or in a variety of combinations, to suit appropriate interested party requirement. Further information and plans available upon request.

PLANNING CONSENT

The property benefits from a planning consent Application No. 18/03223/MAS. This provides for the construction of B2 and B8 industrial units. A copy of the planning consent is available upon request. There are no restrictions on deliveries or use within B2 and B8 use classes.

RATING ASSESSMENT

The individual units will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2019/2020 is 50.4 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 TERMS

The units are offered to let on new leases for terms to be agreed, upon a full repairing and insuring basis, incorporating regular upward only rent reviews.

PRICES / RENTAL

UNIT No.	PRICE	RENTAL	
1	£275,000	£22,500 per annum	LET
2	£220,000	£16,500 per annum	
3	£220,000	£16,500 per annum	LET
4	£220,000	£16,500 per annum	
5	£220,000	£16,500 per annum	
6	£150,000	£9,000 per annum	LET

VAT

The property is not elected for VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC's) will be obtained upon completion of the development.

VIEWING

Strictly by prior appointment with the sole letting/selling agents:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk
(Sept 2019 / Amended Feb 2020 – 3490 / MAJB)



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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