



Under Construction
Unit 1 - VALLEY ROAD
BRADFORD, BD1 4RU



TO LET

Single Storey Industrial Units Under Construction

**Phase 1 – Unit Sizes from 193.79 sqm (2,086 sqft) to
1,349.87 sqm (14,530 sqft)**

**Phase 2 – Coming Soon (Potential in total for 2,542.00 sqm (27,362 sqft))
Drive in Loading Doors, On site car parking, etc**

RENT: £6/6.50 psf (Plus VAT)

BUILDING 1, VALLEY ROAD, BRADFORD, BD1 4RU

LOCATION

The property forms part of the Bradford WYF 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

Industrial Units, in the process of construction, to be available for occupation in late 2022/early 2023. The units, upon completion, will provide the following:

- Solid Floors
- LED Lighting
- Drive in Loading
- Car Parking
- Shared Yard

Forming part of an established industrial location, with access from Valley Road.

ACCOMMODATION

The Units will provide the following floor areas:

Phase 1

Unit 1A	774.00 sqm	(8,333 sqft)
Unit 1B	193.79 sqm	(2,086 sqft)
Unit 1C	382.00 sqm	(4,111 sqft)

Phase 2

Unit 1D	368.00 sqm	(3,963 sqft)
Unit 1E	188.00 sqm	(2,022 sqft)
Unit 1F	190.00 sqm	(2,045 sqft)
Unit 1G	186.00 sqm	(1,999 sqft)
Unit 1H	260.00 sqm	(2,803 sqft)

Combinations of units can be considered if required

RATING ASSESSMENT

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

The Uniform Business Rate for 2022/2023 is 51.2 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 Units are offered to let on new standard format leases, for a minimum term of 3 years, longer agreements may be available if required, subject to review. There will be a service charge for repairs to exterior, roof, main structure, and external areas. The tenant will reimburse to the landlord a proportion of the cost of insuring the property.

RENT

Unit Rentals are as follows:

Unit 1A	£50,000 PA
Unit 1B	£13,600 PA
Unit 1C	£26,750 PA
Unit 1D	Upon Application
Unit 1E	Upon Application
Unit 1F	Upon Application
Unit 1G	Upon Application
Unit 1H	Upon Application

All rents exclusive of Rates

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

(June 2022 – 4605 / 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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