



**JINNAH BUSINESS PARK
FILEY STREET
BRADFORD, BD1 5LQ**



TO LET

**Newly Constructed Modern Retail Units
From 54 sq. m. (581 sq. ft.) – 216 sq. m. (2,324 sq. ft.)
Within a New Business Park in a Prominent Location on the
Fringe of Bradford City Centre**

RENTALS – From £12,500 Per Annum Exclusive

JINNAH BUSINESS PARK, FILEY STREET BRADFORD, BD1 5LQ

LOCATION

The property occupies a prominent location to the east of Bradford City Centre at the junction of Filey Street and New Augustus Street and benefits from visibility from Shipley Airedale Road (A650).

The surrounding area is a mix of other commercial users to include office users such as Gordons Solicitors, Last Cawthra Feather Solicitors and a variety of other industrial users.

Good main road communications are provided to the surrounding area with Filey Street giving easy access to Leeds Road (A647) via Hammerton Street and New Augustus Way giving easy access to Shipley Airedale Road (A650) and the motorway network (M606, M62 and M1).

Bradford Interchange and Bradford Forster Square stations as well as city centre amenities are also close-by.

DESCRIPTION

Jinnah Business Park is a new mixed-use development providing a variety of retail and industrial units along with office accommodation which will be made available in two phases. Phase One is shortly to be completed and will offer 4 retail units available individually or as a whole along with a further 13 industrial units. The site is securely gated with CCTV and will offer generous parking provisions with 192 on-site spaces.

ACCOMMODATION

Each of the retail units are available either individually or can be combined to suit appropriate requirements. In addition, mezzanine floors can be installed within each unit if required. The units will also benefit from WC facilities and 3-phase electricity and gas supply.

Each of the units will supply the following approximate floor areas:-

- Unit 1 - 54 sq. m. (581 sq. ft.)
- Unit 2 - 54 sq. m. (581 sq. ft.)
- Unit 3 - 54 sq. m. (581 sq. ft.)
- Unit 4 - 54 sq. m. (581 sq. ft.)

RATING ASSESSMENTS

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

The Uniform Business Rate for 2023/2024 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 TERMS

The units are offered to let on new leases for terms to be agreed on a full repairing and insuring basis.

RENTAL

Each of the units are available from £12,500 per annum exclusive.

VAT

VAT to be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

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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