

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Industrial Buildings with Service Yards
Following refurbishment to occupier needs
5,683 sqft (528 sqm) or 2,520 sqft (234 sqm)



**RENTS SUBJECT TO SPECIFICATION
(OCCUPIER NEEDS)**

- **Excellent main road position**
- **Can be prepared to occupier needs**
- **Good enclosed service yards available**

**VALLEY ROAD/CANAL ROAD
BRADFORD, BD18 2DU**

VALLEY ROAD/CANAL ROAD BRADFORD, BD18 2DU

Location

The properties are situated adjacent to Valley Road/Canal Road (A6037) a little over 2 miles to the north of Bradford City Centre. The city centre is readily accessible including both inner and outer ring roads and onward access to the motorway network. The immediate surroundings are essentially industrial in nature. Frizzinghall railway station is within walking distance.

Description

Two properties are available. One being a steel framed building with cladding to the elevations and roof. It extends to around 5,632 sqft. Refurbishment is required and the property can be prepared to provide for occupiers specific needs including an enclosed yard. An additional property comprises a nissen building extending to around 2,520 sqft. Again the property can be prepared to individuals specific requirements to include an enclosed yard area.

Rateable Value

To be confirmed

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The properties are available to let for a period of years to be agreed.

Guide Rents

On application and dependent upon occupiers specific needs.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

The buildings are currently exempt. Following refurbishment EPC's will be prepared as required.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

