



## Unit 8

West Bradford Industrial Estate, Barnes Road, Bradford, BD8 9TG

### **Modern Industrial / Workshop Unit**

**2,060 sq ft**  
(191.38 sq m)

- Eaves height approx 4.5m
- Secure estate



# Unit 8, West Bradford Industrial Estate, Barnes Road, Bradford, BD8 9TG

## Summary

<b>Available Size</b>	2,060 sq ft
<b>Rent</b>	£18,000 per annum
<b>Rateable Value</b>	£17,500
<b>VAT</b>	All figures quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party is to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	D (93)

## Description

The estate comprises a series of small industrial units, which are single storey and of steel portal frame construction with pitched insulated cement sheet roofs. The walls are clad in cavity brick and blockwork with insulated modern profile metal sheeting above. The unit has a parking area to the front, and metal roller shutter loading door and eaves height of approximately 4.5m.

The estate is fully secure with metal palisade security fencing and gates to the perimeter.

## Location

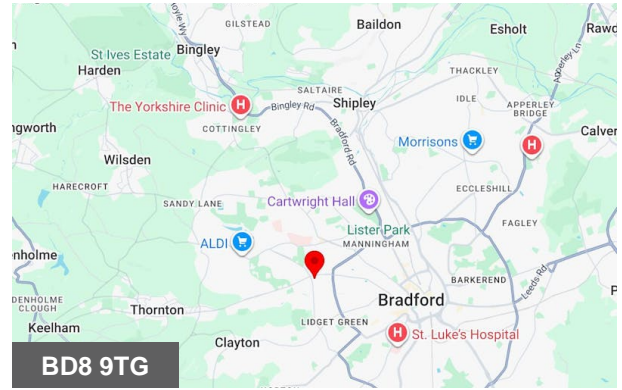
This well-established industrial park is located on Barnes Road, just off Thornton Road, approximately three miles west of Bradford city centre. The estate is approximately two miles north west of the M606 which provides good access to the M62/M1 motorway network. Access to Barnes Road is via Wallis Street and Cemetery Road.

## Rates

Due to small business rates relief this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and satisfy themselves accordingly.

## Terms

The unit is available on a new full repairing and insuring lease for a term of years to be agreed at an annual rent of £18,000 per annum exclusive plus a service charge contribution towards maintenance and upkeep of the common areas.



## Viewing & Further Information

### Charlie Fieldhouse

0113 2451447

charliefieldhouse@cartertowler.co.uk

### Matt Brumpton

0113 2451447

mattbrumpton@cartertowler.co.uk