



CGI artist impression

TO LET

Refurbished Warehouse / Industrial Units

LOW MOOR

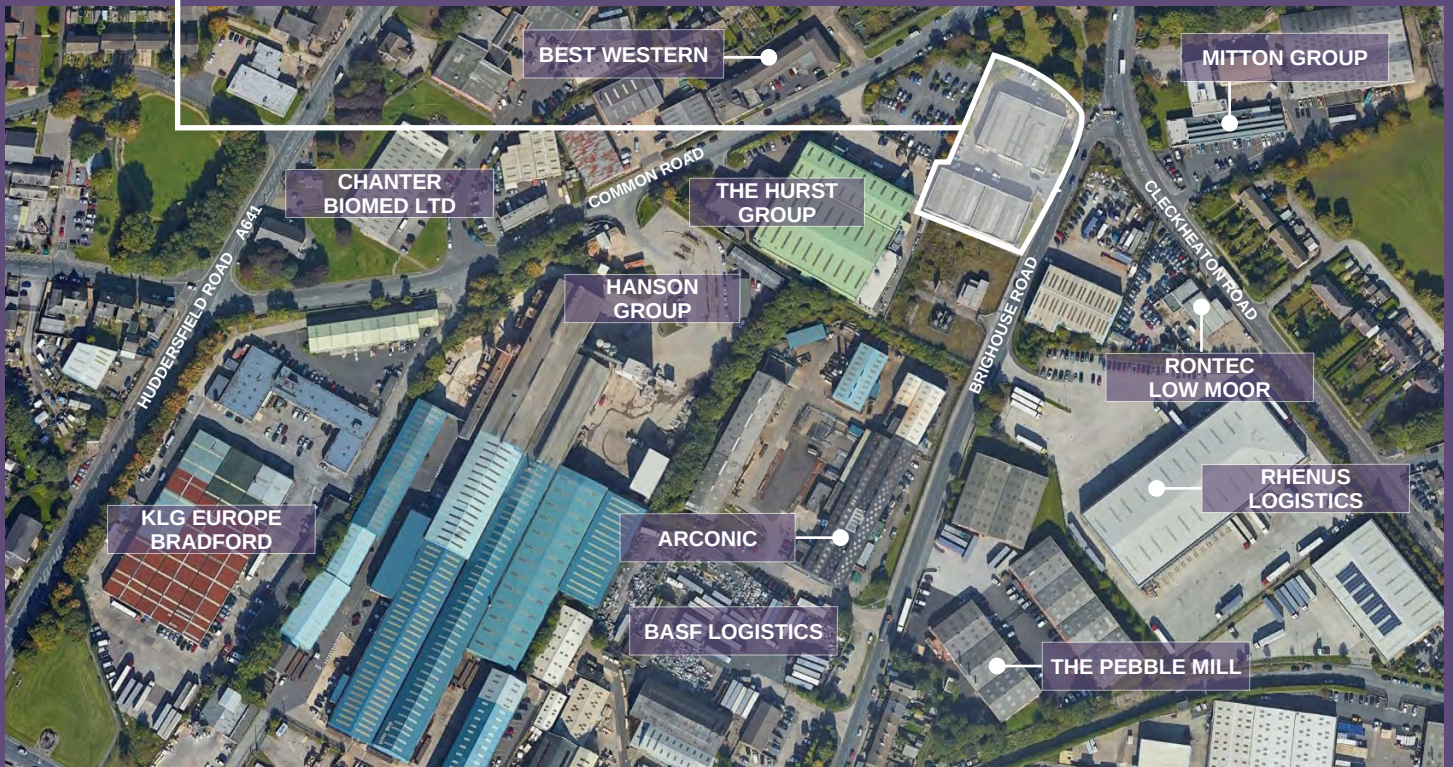
South Bradford Trading Estate
Brighthouse Road, Low Moor,
Bradford BD12 0QA

Approx. GIA 5,926 – 7,723 sq ft
(491.4 – 717.4 sq m)

- Newly refurbished industrial units
- Secure site
- Roller shutter door access
- Eaves height of circa 4.55m (15ft)
- Shared yard area with on-site car parking spaces

LOW MOOR

South Bradford Trading Estate, Brighouse Road, Low Moor, Bradford BD12 0QA



DESCRIPTION

South Bradford Trading Estate comprises six industrial units which incorporate ancillary office space and WC areas.

The units are constructed with brick/blockwork walls, concrete floors and corrugated roofing incorporating 10% translucent roof panels. Each unit is accessed via roller shutter doors and the site is bound by security fencing and lit by security lighting.

The premises benefit from the following specifications:

- Secure site
- Roller shutter door access
- Eaves height of circa 4.55m (15ft)
- Shared yard area with on-site car parking spaces

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit 1 TO LET	717.4	7,723
Unit 2	491.4	5,926
Unit 5	306	3,294
Unit 6 TO LET	271.7	2,925
Unit 7 TO LET	276.98	2,981
Unit 8	279.3	3,006
TOTAL	2,342.78	25,440

LOCATION

South Bradford Trading Estate is located in a well-established industrial location just off Cleckheaton Road, which provides good access to the M62 motorway approximately 2 miles to the south east and to the M606 motorway approximately 1.5 miles to the east.

Cleckheaton Road leads onto Huddersfield/Manchester Road (A641), which is one of the main arterial routes into Bradford city centre approximately 3 miles to the north.

SITE PLAN



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RENT

POA
Leases are agreed on a leasehold basis.

TERMS

The units are available by way of a new full repairing and insuring lease for terms to be agreed. Further details are available upon application.

RATES

The VOA purports the following Rateable Values:

Unit 1	£22,750
Unit 2	£17,750
Unit 5	£13,500
Unit 6	£11,500
Unit 7	£12,250
Unit 8	£12,250

We advise interested parties to contact the local rating office to determine rates payable.



LOW MOOR

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VAT & LEGAL COSTS

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Unit 1 – D81 Unit 2 – D81 Unit 5 – D87

Unit 6 – D98 Unit 7 – D84 Unit 8 – D95

Please note, new EPC's will be instructed once the refurbishment has been completed.

VIEWING & FURTHER INFORMATION

For further information or to view the property, please contact:

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