



## The Gatehouse

222A Allerton Road, Allerton, Bradford, BD15 7AA

### **WORKSHOP / OFFICE SPACE TO LET**

**951 sq ft**  
(88.35 sq m)

- New lease - Flexible Terms
- Prominent location
- Roller Shutter and personal access door
- On site and on street parking
- No motor trade



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## Summary

<b>Available Size</b>	951 sq ft
<b>Rent</b>	£7,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (88)

## Location

Prospect Mills is located fronting Allerton Road on the edge of Allerton Village, some 4 miles north west of Bradford City Centre. Thornton Road (B6145) is a short distance away providing direct access to the main outer Bradford Ring Road (Ingleby Road) and the M606 which is some 4 miles to the south.

## Description

Prospect Works is part of a multi occupied brick built mill complex which is home to a mixture of office, storage, works and studio uses. The available accommodation comprises a self-contained, ground floor warehouse/storage with first floor office accommodation. The property comprises the following features:

- Roller shutter door with separate personnel access
- Security Alarm
- UPVC double glazed windows
- WC facilities
- Florescent strip lighting throughout
- Max eaves 5.8 metres
- Min eaves 3.4 metres

## Accommodation

The accommodation comprises the following areas:

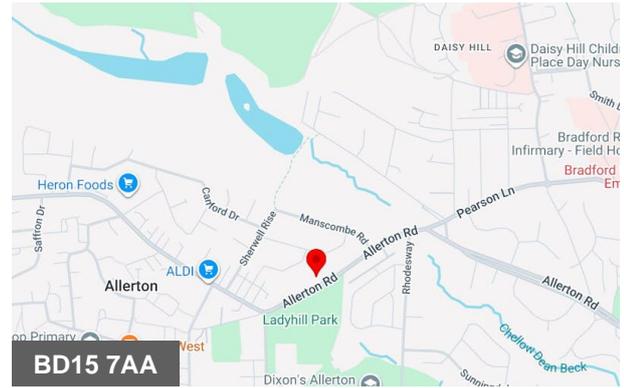
Name	sq ft	sq m	Availability
Unit - Warehouse	529	49.15	Available
1st - Office & Facilities	422	39.21	Available
<b>Total</b>	<b>951</b>	<b>88.36</b>	

## Terms

Available by way of a new full repairing and insuring lease for a term of years to be negotiated.

## Viewings

Viewings are available, by appointment only.



## Viewing & Further Information



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