

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Unit 20, Whetley Mills, Thornton Road BRADFORD BD8 8LQ



TO LET

- Modern Office/Studio Accommodation
- Extending from **221.1 sq m (2380 sq ft)** (Upper Ground Floor) to **249.2 sq m (2682 sq ft)** (Ground Floor).
- Total Space Available Extends to **470.3 sq m (5062 sq ft)**.
- Both Floors are Available Individually or Collectively to Suit the Occupier's Requirement.
- Only 1 Floor Remaining!

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Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

The accommodation forms part of the successful Whetley Mills Complex home to a wide number of businesses. Thornton Road (B6145) is a busy vehicular thoroughfare in Bradford providing convenient access to the City Centre, Bradford Outer Ring Road and accessibility to the City wide region.

PROPERTY/ACCOMMODATION

Unit 20 comprises a self-contained 2 storey office / studio building having been refurbished to provide an attractive working environment whilst retaining many characterful features.

Amenities include:-

- Laminate flooring and attractive bulls eye lighting to upper ground floor
- Separate WC facilities to both floors
- Separate services (including individual gas boilers)
- Dedicated access to both floors as well as internal linked staircase.

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Lower Ground floor</u>		
Main reception area		
7 partitioned offices		
Staff kitchen		
Male/female WCs		
Overall	249.2	2682
<u>Upper ground floor</u>		
Predominantly open plan		
general office		
Partitioned IT room		
Male/female WCs		
Fitted staff kitchen		
Overall	221.1	2380

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

Ground floor

Rateable Value (2017): £8,200
Rates Payable (approx): £3,821

Upper ground floor

Rateable Value (2017): £9,500
Rates Payable (approx): £4,427

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

Lower ground floor - **LET**
Upper ground floor - **£13,000 pax**

Subject to Lease, Plus VAT – if appropriate

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(Updated August 2017)

An EPC (Energy Performance Certificate) has been commissioned.