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williamson

Chartered Surveyors
Commercial Property Agents

Unit 11 Spencer Business Centre
Factory Street
Dudley Hill
BRADFORD, BD4 9NW



TO LET

- Useful Ground Floor Industrial/Workshop Unit
- Extending to **227.9 sq m (2,453 sq ft)**
- Incentives and Flexible Terms Available
- Situated Close to the Motorway Networks

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SITUATION

The premises occupy an excellent position fronting onto Factory Street, set back from Rooley Lane which forms part of the Bradford Outer Ring Road (A6177). Factory Street also links to Dudley Hill Roundabout (Tong Street/Wakefield Road – A650). Ease of access is therefore available to other parts of the City / District, in particular the City Centre and Motorway networks, both of which are a relatively short travelling distance

PROPERTY/ACCOMMODATION

The property forms part of the popular Spencer Business Centre complex, being of single storey, brick construction and surmounted by a sheeted/glazed North Light roof.

The accommodation provides the following amenities and gross internal floor areas.

- Solid floors throughout
- Sizeable shared loading bay with automated roller shutter door
- Predominantly open plan configuration

	Sq m	Sq ft
<u>Ground floor</u>		
Shared loading bay	-	-
Entrance lobby		
Front workshop		
Rear workshop		
Overall	227.9	2453

RATING

The unit will be assessed for business rates upon occupation.

RENT

£8,500 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews, together with a fixed service charge of

approx. £860 pa (35p psf to cover roof repairs etc.).

LEGAL COSTS

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

VAT

We are instructed that VAT will be chargeable on the rent at the standard rate.

VIEWING

By contacting the sole agents:-

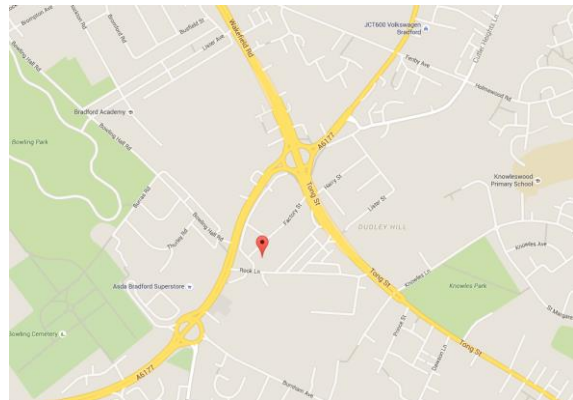
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