



Chartered Surveyors
Commercial Property Agents

Unit 2 Great Russell Court, Fieldhead Business Centre, BRADFORD BD7 1JZ



TO LET

Modern B2 Industrial Premises

- Forming Part of the Successful Fieldhead Business Centre Extending to **200.0 sq m (2,153 sq ft)**
- Forecourt Loading/Car Parking Area
- Good Levels of Security (CCTV, Security Patrols etc.)
- No Business Rates Payable (Subject to Qualifying Conditions).

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





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SITUATION

The property forms part of the successful Fieldhead Business Centre comprising high quality industrial, office, studio and retail units situated a short distance from Thornton Road (B6145), which in turn provides convenient access to Bradford City Centre (approx 1/2 mile away), Manchester Road (A641) and the motorway links.

The University of Bradford main campus is in the immediate locality, as is the award winning "The Green" Student Village.

PROPERTY/ACCOMMODATION

The unit comprises an attractive single storey B1 building of brick and clad elevations. Amenities include:-

- Integral Office
- WC facilities
- Onsite car parking

The accommodation provides the following approximate gross internal floor areas :-

	Sq m	Sq ft
Workshop	200.0	2,153

RATING

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

Rateable Value	£10,750
Rates Payable	£ 5,009

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

RENT

£13,250 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new effective full repairing (with service charge recovery) 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 landlord's reasonable legal costs in this transaction.

VAT

We are advised by our clients that VAT will be charged on the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint letting agents:-

Sharma Williamson

Tel: (01274) 759955
Email: info@sharmawilliamson.co.uk
Web: www.sharmawilliamson.co.uk

Starkeys (Ref: A Ward)

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