

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Maharaja Buildings  
Cemetery Road  
**BRADFORD**  
**BD8 9RY**



**TO LET**

**(Maharaja Textiles Unaffected)**

- Modern/Industrial Warehouse Premises with Ground Floor Warehouse of **1549.4 sq m (16,678 sq ft)**, Communal Loading Bay of **543.4 sq m (5849 sq ft)** and First Floor Storage Area extending to **2092.8 sq m (22,527 sq ft)** totalling **4185.6 sq m (45,054 sq ft)**
- Ground Floor Loading Facilities with Goods Lift and Conveyor Belt to First Floor
- Solid Floors Throughout
- Available To Let as a Whole or In Part

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### SITUATION

The premises occupy a prominent location fronting Cemetery Road in an established and popular commercial/residential area approximately 5 miles west of Bradford. Excellent access is available to Thornton Road (B6145) and Ingleby Road (Bradford Outer Ring Road – A6177), providing convenient access to the Citywide region.

Other occupiers in the locality include a sizeable Farmer's Boy (Morrisons) complex, Manningham Concrete etc., whilst various amenities are available upon Thornton Road and Ingleby Road.

### PROPERTY/ACCOMMODATION

The building comprises a detached works building being of portal frame single bay construction and clad in modern combination brick and profile sheeted elevations.

The accommodation benefits from the following amenities:-

- Goods lift (1500 KG/10 person) serving both floors
- Goods conveyor belt
- Sprinkler system
- Heating provided via both central heating and gas space blowers

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

	Sq m	Sq ft
<u>Ground Floor</u>		
Communal loading bay with 2 drive in loading points (1 dock leveller) with goods lift and conveyor belt to 1 <sup>st</sup> floor	543.4	5849
Main warehouse with internal partitioning to provide WCs, kitchen and works offices	1549.4	16,678
<u>First Floor</u>		
Predominantly open plan storage area (approx. eaves height 10'4")	2092.8	22,527

### Outside

Tarmacadam carparking available upon Greenside Lane

### RATING

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

Rateable Value:	£85,500
Rates Payable (approx):	£43,092

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

### LEASE/ RENT

The property is available to let either as a whole or in part, upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a guide rent of **£150,000 pa exclusive** (whole building) (Subject to Lease, plus VAT – if appropriate).

For part of building enquiries, please contact our offices.

### PLANNING

Planning permission allowing for change of use of part of the ground floor to Non-Food Retail (approx. 10,000 sq ft) was granted – Ref 17/00024/FUL

### LEGAL COSTS

Each party are to be responsible for their own legal costs in this transaction.

### VAT

We are advised by our clients that VAT is chargeable on the rent at the standard rate,

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

### VIEWING

By contacting the joint letting agents:-

#### Sharma Williamson

Tel: (01274) 759955  
Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
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