

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Unit 8 Great Russell Court,  
Fieldhead Business Centre,  
**BRADFORD**  
**BD7 1JZ**



## TO LET

Modern B1 Industrial Premises

- Forming Part of the Successful Fieldhead Business Centre Extending to **199.0 sq m (2,152 sq ft)**
- Forecourt Loading/Car Parking Area
- Good Levels of Security (CCTV, Security Patrols etc.)

Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3LW  
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Office also at 1<sup>st</sup> 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 ½ 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	199.0	2,152

**RATING**

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

Rateable Value	£11,000
Rates Payable (approx):	£ 5,401

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**

**£14,000 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 incoming 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 **D**, 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](mailto:info@sharmawilliamson.co.uk)  
Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

**Starkeys (Ref: A Ward)**

Tel: (01274) 307910  
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Web: [www.starkeys.co.uk](http://www.starkeys.co.uk)

(April 2020)



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