



Imperial House
Unit C Springmill Street
BRADFORD
BD5 7HF

- Former cold food storage / distribution facility with ground floor of **443.0 sq m (4769 sq ft)** plus useful mezzanines of **499.4 sq m (5,376 sq ft)**.
- Established industrial location with excellent main road links.
- **Rent: £35,000 pax**

SITUATION

The premises are situated upon Springmill Street, a short distance from Manchester Road (A641), the latter being one of the main arterial routes in / out of Bradford providing convenient access to the motorway networks a short distance to the south.

The immediate locality is a popular established industrial / commercial location with long established occupiers including NPS Group, Niko Coatings Ltd, 1 Touch Auto Care and Mailways.

On street car parking is generally permitted upon Springmill Street.

PROPERTY/ACCOMMODATION

The property comprises a mid terraced works unit benefitting from a full height roller shutter door and separate shuttered personnel entrance.

Internally, the premises provide a former cold room operation comprising loading bay, production areas and stores including various walk-in freezers (not tested).

2 separate mezzanine levels provide useful storage / light works area (with forklift loading / unloading) and well proportioned offices (comprising staff room, reception, general office and director's offices).

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	443.0	4,769
Mezzanine 1 (storage)	353.6	3,806
Mezzanine 2 (offices, staff room etc.)	145.9	1,570
TOTAL AREA	942.5	10,145

RATING

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

Rateable Value: £18,250
Rates Payable (approx.): £9,100

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

RENT

£35,000 per annum exclusive Subject to Lease

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

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

VAT

Our clients advise that VAT is not chargeable upon the rent, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

(Updated June 24)

PHOTOS

