

# To Let



Unit 1 (LHS) and Unit 2 (RHS)
Lower Globe Street
BRADFORD
BD8 8JL

- Warehouse / industrial units of 891.8 sq m (9,600sq ft) and 1,967.7 sq m (21,181 sq ft).
- Sizeable yard area.
- Convenient central location close to Thornton Road (B6145).
- Rent: £4.50 per sq ft exclusive.



### **SITUATION**

The premises are situated just off City Road, a short distance from the junction with Thornton Road (B6145) being one of the main arterial routes in Bradford. The immediate locality is industrial in nature with longstanding occupiers closeby including Kays Commercial Vehicle Repairs, City Road Garage and Windsor Bathrooms.

### PROPERTY/ACCOMMODATION

The accommodation comprises 2 adjoining works / warehouse buildings (either available individually or together) being of single bay steel portal framed construction with stone elevations which have been overclad in metal profile sheeting. The roof is clad with insulated panels incorporating translucent roof lights.

Each unit benefits from an automated roller shutter delivery door and average eaves height of 10ft 3in.

The units provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
U1 (LHS)	891.8	9,600
U2 (RHS)	1,075.9	11,581
TOTAL AREA	1,937.7	21,181

Externally, the Tenants would have use of a shared yard area (precise area to be confirmed) and further areas may be available through separate discussions / negotiations.

### **RATING**

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

### **LHS**

Rateable Value:	£22,000
Rates Payable (approx.):	£9,108

**RHS** 

Rateable Value:	£24,000
Rates Pavable (approx.):	£9.936

Parties are advised to check with the VOA regarding the current ratings.

# **RENT**

£4.50 per square foot exclusive

Unit 1 (LHS) - £43,200 pax

Unit 2 (RHS) - £52,115 pax

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.

### **BRADFORD CITY CENTRE GROWTH ZONE**

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link:

https://www.investinbradford.com

#### **LEGAL COSTS**

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

We are advised that VAT is not chargeable upon the rent, however our clients reserve the right to do so, if appropriate.

## **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate An been commissioned.

### **VIEWING**

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: July 24





The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



escriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.

3. None of the building services or service installations have been tested and are not warranted to be in working order.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.

<sup>6.</sup> Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).