



**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 overlaid 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 Payable (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.

VAT

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

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: July 24

