



**Unit 11 Spencer Business Centre
Rook Street / Back Lane
BRADFORD
BD4 9NW**

- Industrial / Storage Unit - Gd floor **139.2 sq m (1498 sq ft)** with additional 1st floor works area of **493.3 sq m (5159 sq ft)**.
- Versatile / flexible accommodation.
- Excellent links to main road / motorway networks.
- Rental: **£17,500 pax (+VAT)**

SITUATION

The premises front onto Rook Lane with ease of access to / from Rooley Lane – forming part of the Bradford Outer Ring Road (A6177).

Rook Lane provides a link to Wakefield Road (A650) and Dudley Hill roundabout from which convenient access is available to the city wide region and motorway networks.

Other occupiers in the locality taking advantage of the location include Lucky Motor House / Bluebell Motor House (next door), whilst opposite is Vape Superstore and AAA Hydraulic Services Ltd.

PROPERTY/ACCOMMODATION

The property comprises a ground floor works unit with solid floor and roller shutter door with a gated access direct from Rook Lane .

An internal stone staircase leads to a first floor additional works area with part solid / part timber floor and former WC block and, a working height of approx. 8ft 6in

The premises provide the following accommodation and floor areas:

	Sq. m.	Sq. ft.
Ground Floor	139.2	1498
First Floor	479.3	5159
TOTAL AREA	618.5	6657

RATING

The property will be assessed for ratings purposes upon occupation.

RENT

£17,500 per annum exclusive Subject to Lease, plus VAT— if appropriate.

LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

We are advised by the Landlords that VAT will be charged on the rent etc. at the standard rate.

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

January 2025

