



**Unit 12 Spencer Business Centre  
Factory Street  
Bradford  
BD4 9NW**

- Versatile Industrial / warehouse/secure storage unit
- Dedicated loading bay of **65.4 sq m (704 sq ft)** with access to lower main works / storage area of **860.0 sq m (9258 sq ft)**
- Excellent access to main road and motorway networks.
- **Rent : £25,000 pa (plus VAT)**

### SITUATION

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

Factory Street provides a direct 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 premises comprise a versatile works / storage unit benefitting from a dedicated loading bay and wide roller shutter door (approx. width 15ft 8in) providing drive-in access to dedicated loading / dispatch area.

A side opening and stairs lead to the main works area (approx. 5ft drop from the loading bay) so ramp (or similar) required, with solid floors throughout.

The premises provide the following accommodation and floor areas:

	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Loading Bay	65.4	704
Main Works Area	860.0	9258
<b>TOTAL AREA</b>	<b>925.4</b>	<b>9962</b>

### RATING

The property will be assessed for rating purposes upon occupation.

### RENT

£25,000 per annum exclusive Subject to Lease, plus VAT.

### 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.

### INVEST IN BRADFORD

Invest in Bradford run various schemes within the City and the property may be eligible for additional support / funding. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

### 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



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