



**Unit 11 The Grange Industrial Park
Macart House, Farnham Road
Bradford
BD7 3JG**

- Light industrial / warehouse unit of **124.6 sq m (1341 sq ft)**.
- Open plan configuration with working height of approx. **4.0 m (13ft 1in)**.
- Automated roller shutter door with separate side door.
- Rent: **£9,000 pax (plus VAT)**.
- No Business Rates payable (subject to qualifying conditions).

SITUATION

The complex is situated in the densely populated residential area of Lidget Green comprising of predominantly pre-war through terraced dwellings.

In the immediate vicinity are Farnham Primary School, Khidmat Centre/Sports Hall, Farnham Road Childrens Centre and Margaret McMillan Childrens Centre.

The complex is served via a shared concreted accessway with a sliding security gate.

Other occupiers within the complex include Precision Pipe Supports, NKS Manufacturing and Fabricate.

PROPERTY/ACCOMMODATION

The unit forms part of the extensive and popular Grange Industrial Park which provides various sized workshop / warehouse units, with Unit 11 being the first unit on entering the complex and, benefitting from side frontage directly onto Farnham Road.

Internally, the premises benefit from a predominantly solid floor, open plan configuration and approximate working height of 4.0m (13ft 1in).

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Works / warehouse area with WC	124.6	1341

RATING

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

Rateable Value:	£5,300
Rates Payable (approx.):	£2,644

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

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£9,000 per annum exclusive Subject to Lease, plus VAT.

LEASE

The property is available to let upon a new internal repairing Lease (the Landlords will be responsible for maintenance of the structure / roof and providing buildings insurance), for a term to be agreed and incorporating upwards only rent reviews.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

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

VAT

VAT is chargeable on the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

February 2025

