



**UNIT 12 THE GRANGE INDUSTRIAL PARK
MACART HOUSE, FARNHAM ROAD
BRADFORD
BD7 3JG**

- Secure and Versatile Works / Storage Unit
- Overall area of **559.0 sq m (6,017 sq ft)** with working height of approx. 8ft 0in.
- Loading facilities available and solid floors throughout.
- Rental: **£22,500 pax**

SITUATION

The complex is situated in the densely populated area of Lidget Green with a variety of amenities closeby and close to Great Horton Rd (A647), and Bradford Outer Ring Road (A6177)

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

Other occupiers within the complex include Fabricate UK Ltd, NSK Manufacturing and SKA Stars.

PROPERTY/ACCOMMODATION

The property comprises a predominantly ground floor works / warehouse unit with solid floors throughout offering predominantly open plan accommodation (concrete pillared structure) and block partitioning to provide staff kitchenette and WC cubicles. Working height of approx. 8ft 0in. Access is via double swing loading doors of 7ft 3in (width) and 7ft 3 in (height). Additional side elevation loading is also available.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	559.0	6017

Amenities

- Commercial gas supply
- Warmco gas powered space blower.
- Commercial electricity supply (provided via a sub-meter).

Outside

- Additional security via palisade swing gates fronting onto Farnham Rd.
- Side bin store / external storage potential.

RATING

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

Rateable Value:	£8,900
Rates Payable (approx.):	£4,440

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

£22,500 per annum exclusive Subject to Lease, plus VAT.

LEASE

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

LEGAL COSTS

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

VAT

Our clients advise that VAT will be chargeable on the rent at the prevailing 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

November 2025

