



Robot Buildings
Leeds Road / Killinghall Road
BRADFORD
BD3 8DN

- Sizeable commercial unit with extensive “dual” frontage.
- Predominantly open plan ground floor of **296.6 sq m (3150 sq ft)**
- Highly prominent and popular location suitable for a variety of business concerns.
- Potential for an external seating area.
- Rent: **£47,500 pa**

SITUATION

The premises (formerly known as Robot Buildings) occupy a highly prominent and busy corner location fronting Leeds Road (A647) with dual frontage onto Greenhill Lane with pedestrian access and window frontages to both elevations.

Other occupiers in the immediate vicinity include Metro (European themed convenience store next door), Bradford DIY and, numerous flagship food outlets, clothing boutiques/showrooms etc. represented on Leeds Rd, for which it is well renowned

PROPERTY/ACCOMMODATION

The premises are situated at ground floor level forming part of a 2 storey mixed used building with solid floors throughout and open plan configuration, ready for a tenant's full fit out, although the premises do benefit from aluminium framed / powder coated doors and windows (with external shutters) to both elevations.

The premises provide the following accommodation:

	Sq. m.	Sq. ft.
Ground Floor Including staff WC	296.6	3150

Outside

Potential for south facing seating area.

RATING

The property will be assessed for rating purposes upon application.

RENT

£47,500 per annum exclusive Subject to Lease.

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.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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

LEGAL COSTS

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

VAT

Our landlord clients advise that VAT is not chargeable, although they 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

April 2026



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