



**BEEHIVE WORKS
EDDERTHORPE STREET
BRADFORD, BD3 9RA**



TO LET

**Works/Warehouse Premises
Extending to a Total Gross Internal Floor Area of Approximately
4,402.45 sq. m. (47,338 sq. ft.)**

RENT - £47,500 Per Annum Exclusive

BEEHIVE WORKS – EDDERTHORPE STREET, BRADFORD, BD3 9RA

LOCATION

The property occupies an established industrial location, at the junction of Edderthorpe Street, Hammerton Street and Fullerton Street, just off the A647 (Leeds Road) and approximately 200 metres from the Shipley Airedale Road which subsequently becomes Canal Road to the north and Wakefield Road to the south.

The surrounding area is predominantly industrial in nature with other occupiers in the immediate vicinity including Bower Green, Pasha (The Shisha Experts), Thornton Processing Ltd., Elite Media, Bradford Grinders, RSPCA etc.

DESCRIPTION

The property comprises a substantial, predominantly single storey, but part 2 and part 3-storey works/warehouse building, providing 100% site coverage, but with drive-in and dock loading access from Fullerton Street. The property has a total gross internal floor area of 4,402.45 sq. m. (47,338 sq. ft.) of which 3,037.45 sq. m. (32,695 sq. ft.) is arranged at ground floor level.

ACCOMMODATION

The property is divided into a series of buildings as follows:-

BUILDING 1

Ground Floor	455.41 sq. m.	(4,902 sq. ft.)
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BUILDING 2

Basement	296.92 sq. m.	(3,196 sq. ft.)
Ground Floor	296.92 sq. m.	(3,196 sq. ft.)
First Floor	296.92 sq. m.	(3,196 sq. ft.)
Second Floor (ladder access)	296.92 sq. m.	(3,196 sq. ft.)

BUILDING 3

Ground Floor	474.27 sq. m.	(5,105 sq. ft.)
First Floor	474.27 sq. m.	(5,105 sq. ft.)

BUILDING 4

Ground Floor	1,704.57 sq. m.	(18,348 sq. ft.)
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BUILDING 5

Ground Floor	106.28 sq. m.	(1,144 sq. ft.)
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Approximate Total Gross Internal Floor Area	4,402.45 sq. m.	(47,388 sq. ft.)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Factory & Premises
Rateable Value:	£88,000

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating regular upward only rent reviews upon effectively full repairing and insuring terms.

RENT

£47,500 per annum exclusive – Plus VAT – if appropriate Subject to Lease

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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