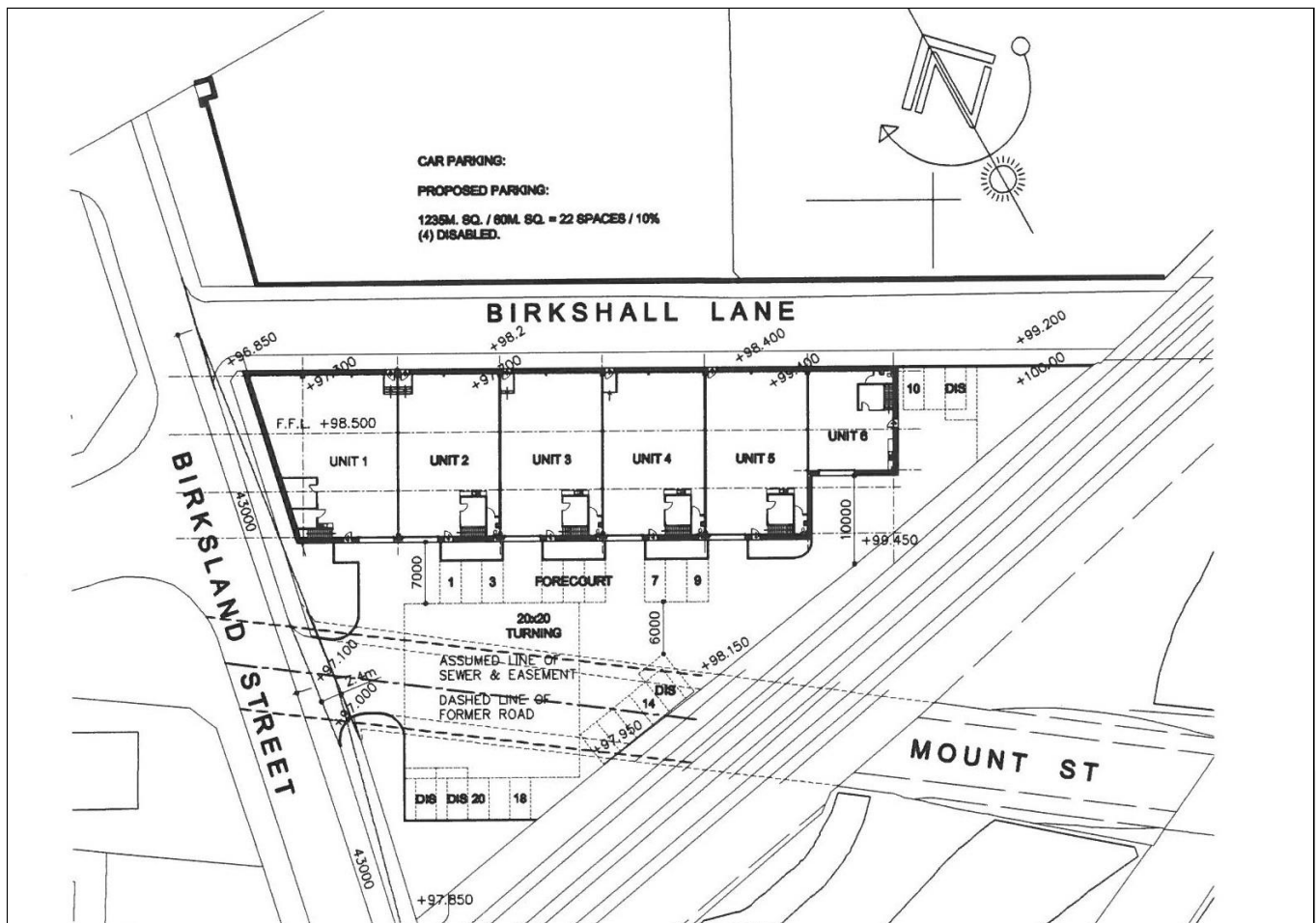




## INDUSTRIAL UNITS - BIRKSLAND STREET BRADFORD, BD3 9SS



### TO LET

#### Industrial Units

**From 109 sq. m. (1,173 sq. ft.) to 1,208 sq. m. (13,000 sq. ft.)  
With Mezzanine Offices, Secure Yard and On-Site Car Parking  
In an Established Industrial Location, Near to Bradford City Centre**

**RENTAL – £7.50 Per Square Foot**

# INDUSTRIAL UNITS - BIRKSLAND STREET, BRADFORD, BD3 9SS

## LOCATION

The property is located in an established industrial area, to the east of Bradford City Centre, being at the junction of Birkland Street and Mount Street, several hundred yards to the south of Leeds Road (A647) and close to Bowling Back Lane.

The surrounding area is predominantly industrial in nature with a number of established industrial estates within close proximity to include Birkland Industrial Estate, Cityway Industrial Estate and Essex Park Industrial Estate.

Good main road communications are provided to surrounding areas with Birkland Street providing direct access to both Bowling Back Lane and Leeds Road which in turn give access to the A650 (Wakefield Road) and the A6177 (Sticker Lane), which forms part of Bradford Outer Ring Road. The nearby motorway network can then be easily accessed with main arterial routes giving direct access to the M606 located approximately 2 miles to the south-east.

## DESCRIPTION

The property comprises a new build terrace of industrial units, to be completed to a good modern standard, providing concrete floors, drive-in roller shutter loading doors, approximately 7 metres to eaves, office, staff and toilet facilities, together with the availability of appropriate electricity and gas supplies.

The units are of RSJ framed construction, being insulated profile sheet clad, with Perspex roof lights.

Externally, the properties will have the benefit of a shared yard area and on-site staff car parking within a secured yard environment.

## ACCOMMODATION

The units, upon completion will provide the following indicative floor areas:

Unit 1	255 sq. m.	(2,744 sq. ft.)
Unit 2	210 sq. m.	(2,260 sq. ft.)
Unit 3	210 sq. m.	(2,260 sq. ft.)
Unit 4	210 sq. m.	(2,260 sq. ft.)
Unit 5	214 sq. m.	(2,303 sq. ft.)
Unit 6	109 sq. m.	(1,173 sq. ft.)

<b>Approx. Total Floor Area</b>	<b>1,208 sq. m.</b>	<b>(13,000 sq. ft.)</b>
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The units are available either individually or in a variety of combinations, to suit appropriate interested party requirement. Further information and plans available upon request.

## PLANNING CONSENT

The property benefits from a planning consent Application No. 18/03223/MAS. This provides for the construction of B2 and B8 industrial units. A copy of the planning consent is available upon request. There are no restrictions on deliveries or use within B2 and B8 use classes.

## RATING ASSESSMENT

The individual units will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2019/2020 is 50.4 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 TERMS

The units are offered to let on new leases for terms to be agreed, upon a full repairing and insuring basis, incorporating regular upward only rent reviews.

## RENT

£7.50 per square foot (Plus VAT – if appropriate). We anticipate a service charge will relate to the external areas and the yard, security, fencing etc.

## 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 (EPC's) will be obtained upon completion of the development.

## VIEWING

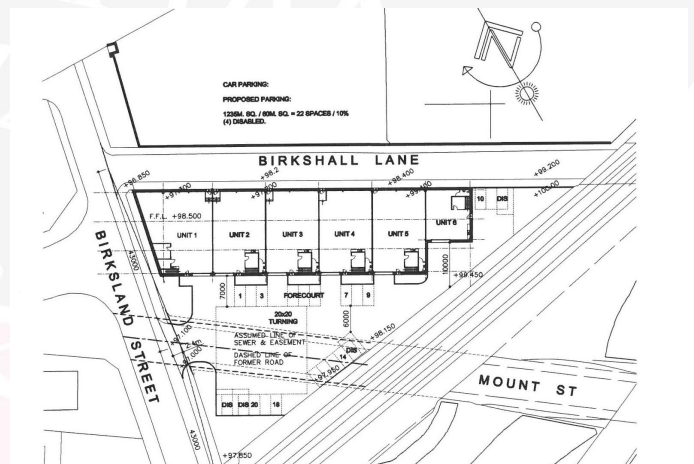
Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

(Sept 2019 – 3490 / MAJB)



**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049