



**Unit 7 Victoria Road Industrial Estate
Victoria Road, Eccleshill
Bradford, BD2 2DD**



TO LET

**Single Storey Industrial / Workshop Unit With Offices
Extending to Approx. 297.47 sqm (3,202 sqft)
Including Mezzanine Store / Offices**

RENT: £10,800 Per Annum Exclusive

Unit 7 Victoria Road Industrial Estate, Victoria Road, Eccleshill, Bradford, BD2 2DD

LOCATION

The property forms part of the Victoria Road Industrial Estate, situated in the main part of the Estate which has access from Victoria Road and is close to the Centre of Eccleshill, approximately 2 miles north east of Bradford City Centre. Victoria Road Industrial Estate is an established estate which includes a number of occupiers such as Manningham Concrete, Vision Blinds, KJ Thermosets, Showtime Fabrics, Cades Ltd and Citraulix Ltd.

The property has frontage to the main estate road adjacent to KJ Thermosets.

DESCRIPTION

The property comprises a concrete framed brick clad single storey works/warehouse/industrial unit, with internal partitioning forming staff/toilet facilities, offices and incorporates a mezzanine office and storage area. The property has insulated corrugated asbestos clad roof. The unit benefits from a drive-in roller shutter loading door which provides access to the main estate road and security roller shutters to all windows and doors.

To the front of the unit is an apron/forecourt suitable for loading and car parking.

The unit benefits from a gas fired space heater.

ACCOMMODATION

The property has the following gross internal floor areas:-

Ground Floor

Workshop/Offices/Staff etc.	251.02 sqm	(2,702 sqft)
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Mezzanine

Office/Store	46.45 sqm	(500 sqft)
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TOTAL GROSS INTERNAL FLOOR AREA APPROX.	297.47 sqm	(3,202 sqft)
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Outside

Forecourt / loading / parking Area immediately to the front of the subject property.

RATING ASSESSMENT

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

Description:	Workshop and Premises
Rateable Value:	£11,000

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 TERMS

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

RENT

£10,800 per annum (plus VAT – if appropriate).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 114

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.

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Robert Allan – Tel: 07738 801832

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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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