



Drumhill House - Clayton Lane Clayton, Bradford, BD14 6RF



TO LET (Flexible Terms)

Offices

From 37.16 sqm (400 sqft) to 51.56 sqm (555 sqft)

With On Site Car Parking

Rental From: £330 Per Calendar Month Exclusive

Drumhill House, Clayton Lane, Bradford, BD14 6RF

LOCATION

Drumhill House is situated approximately 3 miles East of Bradford City Centre in the popular residential suburb of Clayton. The property occupies a position close to Clayton Methodist Church and opposite The Fleece Public House.

Other occupiers within the building include City Sound Studios, RJS Ballet, C-Physiotherapy & Sports Injuries and West Yorkshire Driveways.

DESCRIPTION

The units form part of an attractive three storey detached building known as Drumhill House. The property has been sub-divided internally to create a number of office and light workshop/storage units across three levels of differing size and type.

Communal areas are maintained by the landlord and include ladies & gents toilet facilities plus disabled toilet to the ground floor. An external platform lift also provides disabled access to part.

Externally the property has a surfaced private car parking area with drive-in access direct off Clayton Lane. One car parking space is allocated for each unit with additional on-street car parking available within close proximity.

ACCOMMODATION

The units currently available are as follows:-

Ground Floor

Unit 4/4A - Office	51.56 sqm	(555 sqft)
Unit 5 - Office	37.16 sqm	(400 sqft)

SERVICES

The property as a whole benefits from all mains services to include gas, electric, water and mains drainage. Larger units benefit from the provision of independent gas fired central heating systems. On the whole the units are independently metered apart from the use of sub-meters. The exception to this is Unit 8, the quoted rental for which includes the provision of both electric and gas.

OUTGOINGS

We understand the units to be assessed for Uniform Business Rates as follows:-

Unit 4/4A	-	£3,450
Unit 5	-	£2,750

Assuming these units are to be occupied as a solitary place of business, tenants will be entitled to full business rates relief under current legislation.

TERMS

Each of the units are available to let on flexible easy in/easy out terms for a minimum period of 6 months. Rentals are to be paid monthly in advance and leases in excess of 12 months will incorporate upward only rent reviews.

RENTALS

The units are offered to let on simple occupational Licence Agreements prepared by the landlord.

Unit 4/4A - £400 per calendar month – excl. of heating and electric
Unit 5 - £330 per calendar month – excl. of heating and electric

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction – if applicable.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the suites are as follows:-

Unit 4 – D-80
Unit 5 – An EPC has been commissioned

VIEWING

Strictly by prior appointment with the Joint Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

E-Mail: enquiries@markbrearley.co.uk

Website: www.markbrearley.co.uk

Walker Singleton – Tel: 01274 452000

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