



**UNIT 1 - OAKWOOD WAREHOUSE  
CITY ROAD/ARTHINGTON STREET,  
BRADFORD, BD8 8JY**



**TO LET**

**Refurbished Single Storey Industrial Premises  
Having a Total Gross Internal Floor Area of  
Approximately 1,520.16 sq. m. (16,363 sq. ft.)  
With Large Shared Yard Area**

**RENT – £50,000 Per Annum Exclusive**

# OAKWOOD WAREHOUSE – CITY ROAD/ARTHINGTON STREET, BRADFORD, BD8 8JY

## LOCATION

The property occupies an established industrial location, forming part of the Oakwood Warehouse complex. Oakwood Warehouse is situated approximately 1 mile north-west of Bradford City Centre and, benefits from access points from both Arthington Street (off Whetley Hill) and from City Road/Thornton Road (B6145). This particular unit is situated at the northern end of the site, with good access from Arthington Street and ultimately Whetley Hill/White Abbey Road.

Other occupiers in the immediate vicinity include Freeman Grattan Holdings Plc., Crown Textiles, Bradford Gym Club, Café Regal etc. To the west of the site are a number of other major developments including Whetley Mills and the Morrisons Victoria Shopping Centre which includes The Range, Lidl, KFC, McDonalds etc.

## DESCRIPTION

The property comprises a modern warehouse/industrial unit of steel portal frame construction, clad in a combination of Yorkshire stone/profile metal sheeting and blockwork elevations, together with an insulated profile metal clad roof with Perspex roof lights. The property benefits from a solid floor and an eaves height of approximately 6 metres.

## ACCOMMODATION

The premises are in the process of being refurbished and do require an element of completion which would be available by way of a rent free period. This would include the installation of WC facilities, any necessary office facilities and appropriate roller shutter loading doors.

The property offers the following gross internal floor areas:-

### Ground Floor

|                 |                 |                  |
|-----------------|-----------------|------------------|
| Works/Warehouse | 1,520.16 sq. m. | (16,363 sq. ft.) |
|-----------------|-----------------|------------------|

### External

There is a large shared yard and car parking area available.

### RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

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.

### RENT

£50,000 per annum exclusive – Subject to Lease – Plus VAT (if applicable)

## LEASE

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

## VAT

We understand that the property is not elected for VAT

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

## VIEWING

Strictly by prior appointment with the joint letting agents:-

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

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

**Gerwyn Bryan Property Solutions – Tel: 0113 234 6250**

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