

WORKSHOP/ STORAGE UNIT

1833 SQ FT (170 SQ M)

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- Situated within the Ravenscliffe Business Park.
- Open plan
- Communal on site parking available
- 3-phase electricity supply



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TO LET



Unit 4
Ravenscliffe Business Park
Ravenscliffe Road
Calverley
LS28 5RZ

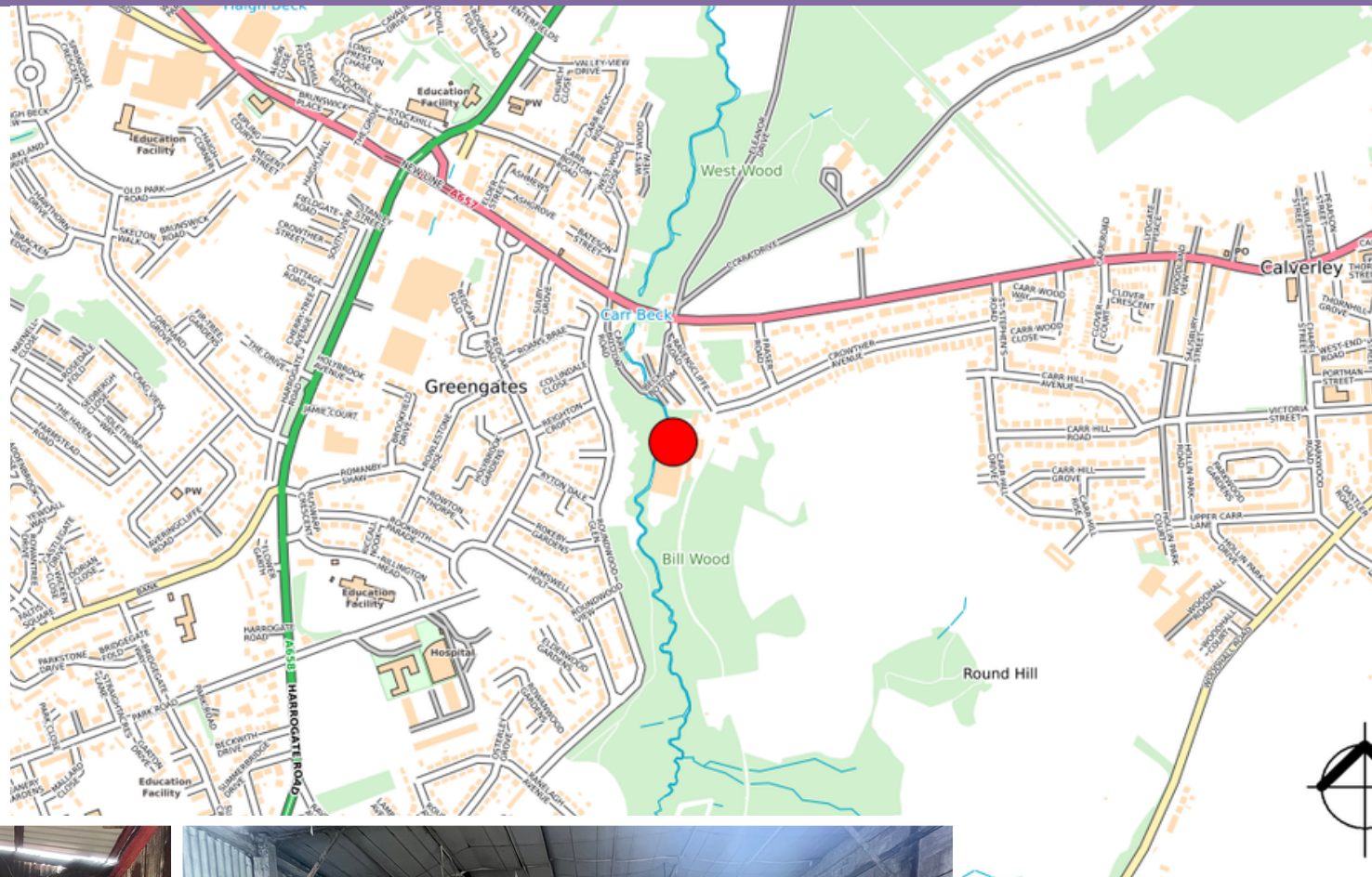
£10,000 + VAT
per annum

LOCATION

The subject property is positioned off Ravenscliffe Road in Calverley, approximately 4 miles east of Bradford and 10 miles west of Leeds city centre.

The property occupies an established location close to the A657, providing convenient access to the surrounding areas of Pudsey, Farsley, Horsforth and Bradford.

Apperley Bridge railway station is also approximately 1.2 miles to the north, providing rail connections towards Leeds and Bradford.





DESCRIPTION

The property comprises a single-storey workshop/storage unit of steel frame construction with a mixture of blockwork and corrugated sheet elevations beneath a pitched sheet roof.

Internally, the accommodation provides open-plan workshop/storage space with a concrete floor that is divided into two separate rooms via a further sliding door.

The unit benefits from timber loading doors, providing direct access for loading and deliveries. The premises would be suitable for a range of workshop, storage or light industrial uses.



EPC

The property currently benefits from an EPC rating of E-120.

VAT

VAT is applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £10,000 + VAT per annum.

SERVICE CHARGE

The rent is inclusive of service charge.

RATEABLE VALUE

We have made enquiries with the VOA website and can confirm that the Rateable Value at the property is £5,200.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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