



**Unit C Spring Mill Street  
Bradford  
BD5 7HF**



## **TO LET**

**Food Preparation/Storage Unit, also suitable for other Industrial and Warehouse Uses.**

**Gross Ground Floor Area 577.48 sqm (6,216 sqft), with Mezzanine Offices, Storage etc of 524.16 sqm (5,642 sqft)**

**RENTAL - £37,500 Per Annum Exclusive**

# Unit C Spring Mill Street, Bradford BD5 7HF

## LOCATION

The property is located approx. ½ a mile south of Bradford City Centre, in an established industrial area. Spring Mill Street is just off Manchester Road (641), which provides excellent access to the Bradford Outer Ring Road (A6177), and in turn the M606 Motorway, and hence the motorway Network in general.

Nearby occupiers include Northern Pump Suppliers, Gardner Denver, Howdens. Teatime Tasties, DG Chemicals, and Howdens.

## DESCRIPTION

The property comprises a lofty single storey food preparation unit, providing ground floor accommodation, including a number of freezers, and chillers, together with food preparation areas. The property is also considered suitable for other industrial and warehousing uses.

The mezzanine level provides storage, and offices. The property benefits from a substantial drive in loading door.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

### Ground Floor

Storage/Chillers etc	577.48 sqm	(6,216 sqft)
----------------------	------------	--------------

### Mezzanine

Offices Stores Etc	524.16 sqm	(5,642 sqft)
--------------------	------------	--------------

### Approximate Total Gross Internal Floor Area

	<u>1,101.64 sqm</u>	<u>(11,858 sqft)</u>
--	---------------------	----------------------

## SERVICES

The property benefits from the provision of mains electric, water and drainage.

**Please Note:** None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

## OUTGOINGS

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

Description:	Warehouse & Premises
Rateable Value:	£18,250

The Uniform Business Rate for 2022/2023 is 51.2 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.

## TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

## RENTAL

£37,500 per annum payable quarterly in advance. Subject To Lease

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating (EPC) for this property is:-

C - 71

## VAT

We understand there is no VAT to be chargeable.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

## 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)**

(June 2022 – 6944 / 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.

28 Victoria Street, Skipton, BD23 1JE  
Tel: 01274 595999

Leeds Office Tel: 0113 518 2573