

TO LET

**DRUMHILL HOUSE
CLAYTON LANE
CLAYTON
BRADFORD
BD14 6RF**

- OFFICES & LIGHT WORKROOMS
- FLEXIBLE LEASE TERMS
- CLOSE TO ALL LOCAL AMENITIES



TO LET

Drumhill House

Clayton Lane, Clayton, Bradford BD14 6RF

- OFFICES & LIGHT WORKROOMS
- FLEXIBLE LEASE TERMS
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Location

The complex is located on Clayton Lane within the village of Clayton being close to all local amenities.

Description

Drumhill House comprises a former school building being reconfigured to provide a variety of offices and light workrooms over three floors.

Most of the units benefit generally from central heating, a combination of Cat II and fluorescent lighting, telecoms, power sockets and good natural lighting.

Car parking is available on site and further unrestricted spaces are situated along Clayton Lane.

Accommodation

The following units are presently available to let within the complex:

Approximate net internal floor areas:		
	Sq Ft	Sq M
Suite 7	828	76.92

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

The Energy Performance Assessment Rating of the units is as follows:

Suite 7: Band D (85)

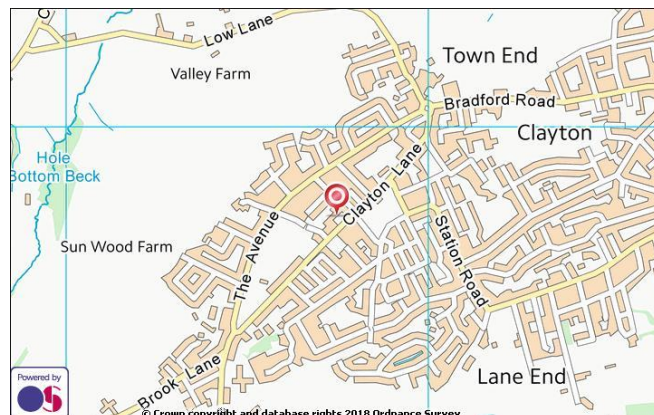
Rateable Value

Under the 2017 Rating List the available units are assessed for business rates with the following rateable values:

Suite 7: £3,850

Terms

The units are available to let by way of a flexible tenancy for a minimum term of 12 months.



Rental

The available units are offered at the following asking rentals:

Suite 7: £6,620 per annum

VAT

The rental quoted is exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred.

Viewing

By prior arrangement with the sole agents:-

Pier Fisher

Direct Line: 01422 430000
Email: piers.fisher@walkersingleton.co.uk

Paul Diakiw

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Sep-22



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