



## RENT:

**£27,000 per**

- Light industrial unit
- Total accommodation 326.52sqm (3,513)
- Yard/parking area to the Front
- Conveniently located just off the Albion Road
- Outside Bradford CAZ

**Albion Road, Idle, Bradford, BD10 9LZ**

Regent House, 5 Queen Street, Leeds, LS1 2TW  
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk

## Location

Albion road is located just outside the centre of Idle c3.5 miles to the North of Bradford, outside the Clean Air Zone. The unit is easily accessible from the A658 and the A657. The unit is situated adjacent to Autovalues Engineering.

## Description

The property comprises of an open plan industrial unit accessed through large sliding doors. To the rear of the unit is an inspection pit and the floor is cast concrete. The roof is a mix of corrugated asbestos and metal with a central roof light. There is a mezzanine office and w/c which is accessed from an external door to the left with double glazed windows overlooking the open plan workshop. The office is of a reasonable specification with vinyl floor coverings and plastered and painted walls.

## Accommodation

Measured in accordance with the Royal Institute of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate gross internal areas:-

	Sqm	Sqft
Warehouse	326.52	3,513

## Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at an initial rent of £27,000 per annum contacted out of the security of tenure provisions of the landlord and tenant act.

## Business Rates

We have made enquiries with the VOA website and can reveal the following information is listed from the 2023 list:

Rateable Value: £12,750  
Small Business rates multiplier 2022/23: 50.2p

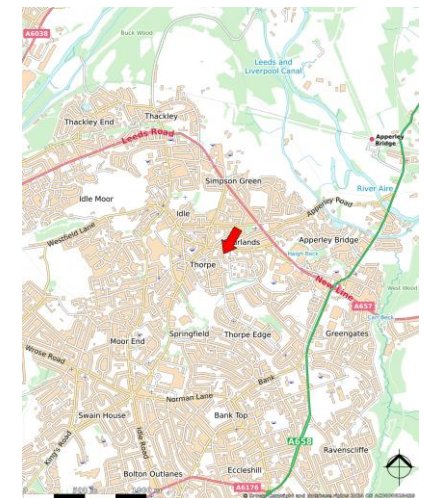
N.B The rateable Value is not the sum payable. The Non Domestic Multiplier should be applied after which small business relief and transactional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

## Legal costs

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

## EPC

Instructed – Available by 20/8/2024



VIEWING / FURTHER INFORMATION

Call **0113 383 3100 / 07522676995**

Ref: Hedley Steel / HKS@dacres.co.uk



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