

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Industrial Unit with Cranage
20,500 sqft (1,904 sqm)



GUIDE RENT - £75,000 PER ANNUM EXCLUSIVE

- **Steel portal frame comprising three bays**
- **Main works plus offices, canteen & ancillary**
- **Eaves height 24'**
- **Four travelling cranes, two roller shutter access doors**
- **Loading & turning amenity along with 16 car parking spaces**

**UNIT 9 HIRSTWOOD WORKS, SHIPLEY
WEST YORKSHIRE, BD18 4BU**

UNIT 9 HIRSTWOOD WORKS, SHIPLEY WEST YORKSHIRE, BD18 4BU

Location

The property forms part of an established industrial estate situated on the fringe of Shipley a short distance from the A650.

The immediate surroundings are essentially mixed comprising a series of commercial and industrial occupiers along with housing. Shipley Town Centre is approximately 1 mile away and Bradford City Centre approximately 4 miles away.

Description

Single storey works accommodation being of steel portal frame construction with profiled metal sheet to the front and rear elevations.

Loading is via two roller shutter access doors to the front elevation. The unit comprises three bays and an eaves height of 24'. There are four travelling cranes including two 5 tonne, one 3.2 tonne and one 1 tonne.

The property incorporates works canteen and wc facilities at ground floor. It extends to further ground floor offices with separate entrance/reception with further offices above, kitchen and wc facilities.

Externally there is a large shared yard area providing ample loading and turning along with 16 dedicated car parking spaces.

Accommodation

Internal

Ground Floor

Works accommodation comprising 3 bays
202' x 94' 18,988 sqft 1,764 sqm

Works canteen and wc accommodation
40' x 14' 560 sqft 52 sqm

Office accommodation with separate entrance/
reception

24' x 20' 480 sqft 45 sqm

First floor

Additional office accommodation
480 sqft 45 sqm

Within the office accommodation there is a kitchen facility and wc facilities.

External

Large shared yard area providing ample loading and turning. 16 dedicated car parking spaces.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Factory & Premises
Rateable Value: £40,500
Uniform Business Rate for 2019/2020: £0.504

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 the current rates liability.

Services

We understand that mains water, drainage and electricity are installed to the property. We understand there is a 41 KVA supply although this is subject to confirmation. We do recommend that prospective tenants make their own enquiries with regards to the suitability and capacity of the services available.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The accommodation is available to let for a period of years to be agreed. Terms will be full repairing and insuring.

Guide Rent

£75,000 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

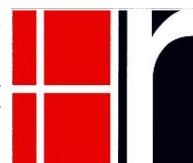
Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe - 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk
Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk



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Energy Performance Certificate

Non-Domestic Building



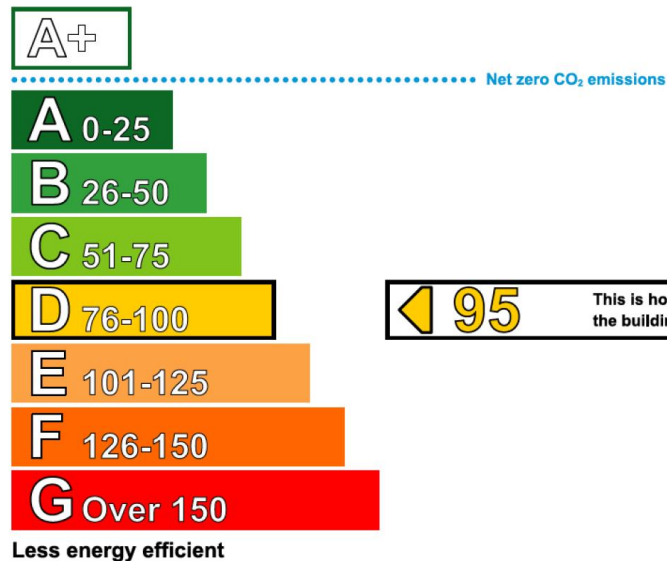
Unit 9
Hirstwood Works
Hirstwood Road
SHIPLEY
BD18 4BU

Certificate Reference Number:
9736-3047-0910-0300-3721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1982
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	30.33
Primary energy use (kWh/m ² per year):	179.4

Benchmarks

Buildings similar to this one could have ratings as follows:

20	If newly built
58	If typical of the existing stock