

TO LET
FULLY REFURBISHED SINGLE STOREY INDUSTRIAL/ WAREHOUSE UNIT



HAMMERTON STREET, BRADFORD, BD3 9RD

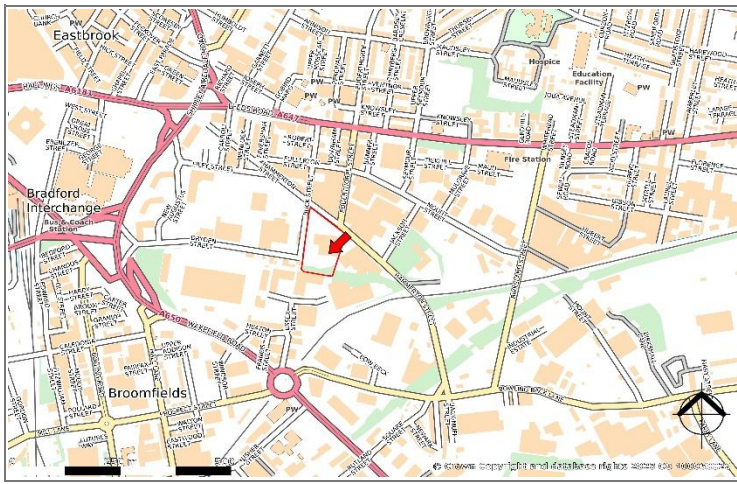
RENTAL ON APPLICATION

- Refurbished industrial/warehouse unit.
- Attractive offices.
- Good yard and circulation.
- Conveniently located just off Leeds Road.

AVAILABLE SPACE

2,506.97m² (26,985sq ft)

On an overall site area of approx. 1.04 Ha
(2.56 acres)



LOCATION

The property is located on Hammerton Street, just off the A647 Leeds Road and approximately $\frac{3}{4}$ miles from Bradford city centre. The M606 is approximately 2 miles distant.

The premises are located in a long established industrial area and are well placed for access to both the city centre and Ring Road/M606.

DESCRIPTION

The property comprises of a single storey steel framed industrial premises being part metal sheet and part brick clad under a pitched roof.

The unit benefits from concrete flooring throughout, drive in roller shutter access as well as an interconnecting two storey office/stores block providing staff facilities and reception.

The overall approximately GIA is 26,985sq.ft.

Externally the property benefits from a secure, surfaced yard/turning circle on an overall site of approximately 2.56 acres.



For more information, visit eddisons.com
020 3205 0200

RATEABLE VALUE

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Description / Workshop and Premises

Rateable value / £89,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rental on application.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padgett@eddisons.com

Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT

FILE REF / 731.4415A (170493)

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