



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Blackshaw Holdings Ltd

TO LET

**STRATEGICALLY LOCATED
SINGLE STOREY
INDUSTRIAL/STORAGE UNIT**

**UNIT 1 WHARFEDALE ROAD,
EUROWAY INDUSTRIAL ESTATE, BRADFORD, BD4 6SG**

1,101 m² (11,852 sq ft)



- Good quality single storey industrial/trade warehouse unit
- Strategically located in high profile position on Euroway Industrial Estate with easy access to M606/M62 motorway (J26 Cleckheaton)
- Benefitting from large rear yard area and front forecourt –
Available within 6 weeks

0113 2348999

Location

The property – which is presently occupied by AWM – is situated in a high profile position on the extremely popular Euroway Trading Estate being next door to ATS.

The Euroway Industrial Estate continues to enjoy excellent transport links being directly off the M606 which links Bradford City Centre with junction 26 of the M62 (at Cleckheaton). Euroway Trading Estate is approximately 1 mile north of Chain Bar roundabout (junction 26 of the M62) and approximately 2.5 miles south of Bradford City Centre.

Description

Unit 1 Wharfedale Road comprises a single storey semi detached blockwork built and clad industrial/warehouse unit under a pitched roof incorporating perspex roof lights with internally built two storey office and ancillary facilities, and concrete floor.



The property benefits from a large rear yard area (accessed via the building) along with a surfaced forecourt to the front providing loading and car parking.

Accommodation

Ground floor 1,069m² (11,504 sq ft)

Comprising a large principally open plan industrial workshop/warehouse unit with eaves height of approximately 5.6m. The property benefits from sodium lighting along with a large roller shutter to the rear (leading to the yard) and two electrically operated roller shutter loading doors to the front (providing access from the forecourt).

Internally built blockwork office & toilets

First floor 32m² (348 sq ft)

Comprising additional office/ancillary welfare facilities accessed via an internal staircase.

Gross Internal Floor Area 1,101m² (11,852 sq ft)

Services

We are advised mains water, sewer drainage and three phase electricity are connected to the property, in addition to sodium lighting and individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

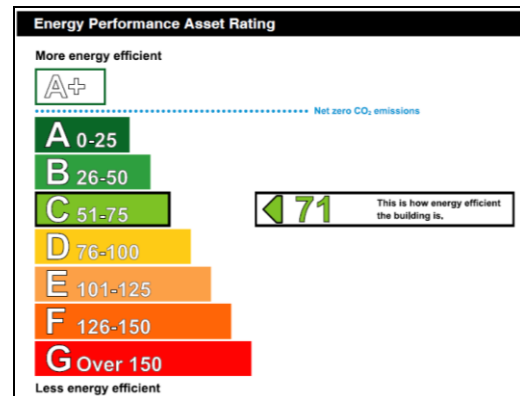
Rating

We are verbally advised the premises are assessed for non domestic rating purposes at Rateable Value £47,750.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Metropolitan District Council Tel: 01274 432 111.

Energy Performance Certificate



Vacant Possession

It is anticipated AWM be able to vacate within 6 weeks of an agreement being reached.

Lease Terms

Unit 1 Wharfedale Road is offered by way of a lease for a period of years to be agreed, on an effectively full repairing and insuring basis, with regular rent reviews.

Rent

On application.

The rent is paid monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2241/A/M
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Subject to Contract