



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**GOOD QUALITY INDUSTRIAL &
STORAGE UNITS WITHIN
FLEXIBLE COMPLEX**

**BECKSIDE BUSINESS PARK, BECKSIDE ROAD,
BRADFORD, WEST, YORKSHIRE, BD7 2JZ**

134m² - 2,601m² (1,446 sq ft - 28,000 sq ft) approx



- Large predominantly single storey multi occupied industrial and storage complex – offering various sized units
- Conveniently located on outskirts of Bradford City Centre providing good links to M606 (which connects with J26 M62)
- Benefitting from external space providing loading/car parking and units immediately available for occupation

0113 2348999

Location

Beckside Business Park fronts Beckside Road approximately 2.5 miles west of Bradford City Centre, close to the junction of the A647 Great Horton Road and the A6177 (ring road).

The property is conveniently located for access to the motorway network with the M606 approximately three miles to the south east (which links directly with junction 26 of the M62 at Cleckheaton).

Description

Beckside Business Park comprises a predominantly single storey industrial and storage complex which has been sub divided over the last few years and occupied in sections by various tenants.

The four storey office section to the front of Beckside Business Park has been demolished to improve visibility and access, along with onsite parking. The complex does include a two storey commercial section to the rear.

Accommodation

The manufacturing space (to the front of the site) is steel frame constructed benefiting from eaves height of approximately 14ft (4.3m). The space benefits from both loading bays and dock levellers along with some internal partitioning.

The planning application submitted in late 2015 for a change of use over approximately 4,645m² (60,000 sq ft) to indoor soccer centre with associated car parking was granted consent by Bradford Council in early 2016 and is now occupied (for storage).

Manufacturing/factory area

Fully Occupied

Connected to the manufacturing space is the rear warehouse being steel portal frame with an eaves height of approximately 7.3m (24 ft). This space benefits from concrete floors, multi bay pitched roof along with dock levelling access (within both elevations).



There are two remaining areas of vacant space which are capable of being subdivided into up to 4 units of 465m² (5,000 sq ft) each or a combination in addition to a large unit of up to 2,601m² (28,000 sq ft) approximately.

In addition, Units 11 – 14 are located within the two storey section to the rear of the property adjacent the large yard/turning area.

Unit 11 (ground floor)	134.29m ² (1,446 sq ft)
Unit 12 (ground floor)	169.37m ² (1,823 sq ft)
Unit 13 (first floor)	142.73m ² (1,536 sq ft)
Unit 14 (first floor)	162.49m ² (1,749 sq ft)

Gross Available Floor Area 134m² - 2,602m² (1,446-28,000 sq ft) approx

Services

We are advised all mains services are connected to Beckside Business Park including three phase electricity. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as their condition or capacity.

Non Domestic Rating

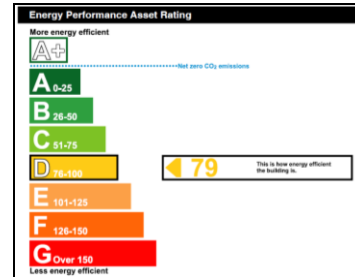
We are verbally advised by Bradford City Council the premises the following assessments are relevant to the site:-

Units 1-3 Beckside Business Park	RV £154,000
Unit 4 Beckside Business Park	RV £32,750
Unit 5 Beckside Business Park	RV £33,250
Unit 6 Beckside Business Park	RV £65,500
Unit 7 Beckside Business Park	RV £60,500
Unit 8 Beckside Business Park	RV £53,500
Units 9 & 10 Beckside Business Park	RV £76,000
Units 11-13 Beckside Business Park	RV £13,700
Unit 14 Beckside Business Park	RV £36,000

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 with Bradford City Council.

Energy Performance Certificate



Lease Terms

The remaining space within Beckside Business Park is available by way of a new 3 year lease, or multiples thereof, incorporating 3 yearly rent reviews.

Rent

The rent for individual sections is available upon application although it is anticipated:-

5,000 sq ft	£16,000 per annum exclusive
10,000 sq ft	£30,000 per annum exclusive
Up to 28,000 sq ft	£77,000 per annum exclusive
Unit 11	£150 per week exclusive
Unit 12	£180 per week exclusive
Unit 13	£150 per week exclusive
Unit 14	£180 per week exclusive

The rent is payable 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 completing of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 1829/A/M
Updated June 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.