



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Blackshaw Holdings Ltd

TO LET

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

**UNITS 1 & 2 WHARFEDALE ROAD,
EUROWAY INDUSTRIAL ESTATE, BRADFORD, BD4 6SG**

933 – 2,034 m² (10,046 – 21,898 sq ft)



- Good quality interconnecting single storey industrial/trade warehouse units
- Strategically located in high profile position on Euroway Industrial Estate with easy access to M606/M62 motorway (J26 Cleckheaton)
- Benefitting from large rear yard along with front forecourt – capable of being let separately or as a whole

0113 2348999

Location

Units 1 and 2 Wharfedale Road are situated in a high profile position on the extremely popular Euroway Trading Estate and Unit 2 was recently occupied by 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 and 2 Wharfedale Road comprise a terrace of single storey blockwork built and clad industrial/warehouse units under pitched roofs incorporating perspex roof lights with internally built two storey office and ancillary facilities (in both) with concrete floors and roller shutter loading doors to the front.



The above photograph is internal Unit 2.

Unit 1 and 2 benefit from a large rear yard area (accessed via the building) along with a surfaced forecourt to the front of both units providing loading and vehicle parking.

Accommodation

Unit 1 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)

Additional office/ancillary welfare facilities

Unit 2 Ground Floor 890m² (9,582 sq ft)
Comprising a large principally open plan industrial workshop/warehouse unit with two large roller shutter loading doors to the front.

Internally built offices and toilets at first floor 43.11m² (464 sq ft)

Comprising additional office and storage facilities accessed via an internal staircase.

Gross Internal Floor Area 933 – 2,034m² (10,046 – 21,898 sq ft)

Services

We are advised Units 1 & 2 Wharfedale Road benefit from mains water, sewer drainage and three phase electricity 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

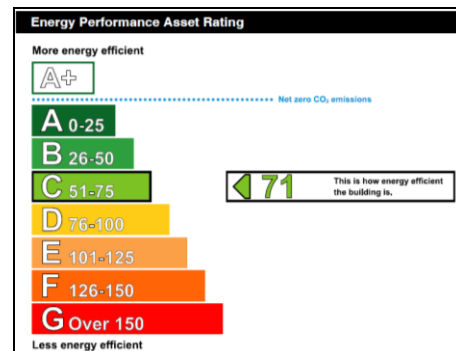
We are verbally advised the premises are assessed for non domestic rating purposes as follows:-

Unit 1 RV £47,750
Unit 2 RV £47,250

The National Uniform Business Rate for 2018/19 is 49.3p 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



Lease Terms

Units 1 & 2 Wharfedale Road are offered as a whole by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis. Alternatively either unit can be let in isolation.

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 incoming 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
Updated April 2018

Subject to Contract



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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.