



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**STRATEGICALLY LOCATED LEISURE &
INDUSTRIAL/WAREHOUSE COMPLEX**

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

836 to 2,828m² (9,000 to 30,436 sq ft)



- Substantial predominantly single storey multi occupied leisure and industrial complex – including trampoline park & go karting track
- Conveniently located on outskirts of Bradford City Centre providing good links to M606 (which connects with J26 M62)
- Various size units on a large self contained site

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 complex which has been refurbished to provide good quality leisure units to the front – occupiers including Insane Freestyle Park and Team Sport Go Karting – with the remainder of the property providing single storey industrial/warehouse units.

The premises are situated on a substantial site which provides onsite vehicle parking, loading and the possibility of some additional yard space to the rear (approximately 0.3 of an acre).

Accommodation

The recently refurbished leisure space to the front is steel frame constructed with Units 1 & 2 occupied by Team Sport Go Karting and Unit 4 by Insane Trampoline Park. The vacant space (Unit 3) extends in total to 2,828m² (30,436 sq ft) though the front leisure section can be split to offer a unit from 1,476m² (15,888 sq ft).



In addition, to the rear of the site there are a series of part lofty industrial/storage units which have been subdivided. Part of this space is occupied by the landlords and they could relocate their operation to the rear of Unit 3 which could make available Unit 9.

Unit 3 (including rear loading bay) 2,828m² (30,436 sq ft)

Comprising essentially open plan leisure/quasi retail/storage space capable of being subdivided into two units of 1,476m² (15,888 sq ft) and 1,352m² (14,552 sq ft) respectively.

Unit 9 836 – 1,673m² (9,000 - 18,000 sq ft)

Comprising large pen plan warehouse/industrial unit capable of being split.

Gross Available Floor Area 836m² (9,000 sq ft)
up to 2,828m² (30,436 sq ft)

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.

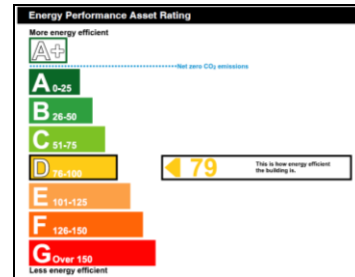
Non Domestic Rating

We are verbally advised by Bradford City Council/Valuation Office various units have been assessed for rating purposes although vacant units are to be assessed upon occupation.

The National Uniform Business Rate for 2020/21 is 49.9p 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

Vacant space at Beckside Business Park is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge.

Rent

Unit 3 £5 psf
Unit 9 £4 psf

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 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 March 2021

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.