



Michael Steel & Co
PROPERTY CONSULTANTS

On the Instructions of Blackshaw Holdings

TO LET

**SINGLE STOREY WORKSHOP/STORAGE
UNIT ON SECURE SITE**

**UNIT D1 PEACE STREET, BRADFORD,
WEST YORKSHIRE, BD4 8UE**

408m² (4,393 sq ft)



- Single storey industrial workshop/storage unit with internal office
- Strategically located only 1.5 miles from Bradford city centre in established industrial area (short distance off Bowling Back Lane)
- Benefitting from 4 roller shutter doors, small self contained yard to the front and ***immediately available for occupation***

0113 2348999

Location

The property is situated at the end of Peace Street, which is accessed off Plaintrees Road (only a short distance off Bowling Back Lane). The property is situated approximately 1.5 miles to the south east of Bradford city centre in a predominantly industrial area.

The property is well located for access to Bradford ring road which leads to the M606 and Junction 26 of M62 motorway.

Description

Unit D1 Peace Street is a single storey steel portal framed industrial workshop/warehouse unit with a pitched metal decking roof incorporating translucent roof lights, clad in metal decking and internal blockwork.



The premises provide essentially open plan accommodation with 4 roller shutter loading doors to the front and some internal partitioning. The internal partitioning provides a small general office, toilets along with light partitioned first floor office up a staircase.

Externally the premises occupy a regular shaped site including surface forecourt with steel palisade fencing to boundaries, incorporating double steel security gates to the front.

Total Site Area 0.085 ha (0.21 acres) or thereabouts

Accommodation

Workshop 381.64m² (4,108 sq ft)
(including ground floor office/ancillary space)

First floor office 26.45m² (285 sq ft)

Total Gross Internal Floor Area 408.08m² (4,393 sq ft)

Services

We are advised the premises benefit from three phase electricity, water and sewer drainage (we understand there is no gas and the previously installed gas radiant heaters are not operational). The premises do benefit from lighting and 4 roller shutter loading doors although and no tests have been carried

out on any of the aforementioned services or appliances and we are unable to comment as to their condition or capacity.

Rating

We are advised by the Valuation Office website the premises are assessed at :-

Workshop & Premises RV £11,500

The National Uniform Business Rate for 2021/22 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 direct with the Local Authority, Bradford Council Tel: 01274 432111.

EPC

The property has an energy (EPC) rating of D (86).

Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on effectively full repairing and insuring terms.

Rent

£400 per week exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a 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
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ben@michaelsteel.co.uk

Our Ref: 1130/VAL/S
December 2021

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.