



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Blackshaw Holdings

TO LET

**LOFTY WAREHOUSE/INDUSTRIAL
UNIT WITH YARD ON SELF
CONTAINED SITE**

**ALMA WORKS, FRED'S PLACE, OFF STICKER LANE,
BRADFORD, WEST YORKSHIRE, BD4 8RY**

1,001m² (10,777sq ft)



- Single storey/warehouse unit with eaves up to 9.7m
- Strategically well located just off Sticker Lane (Bradford ring road) providing accessibility to M606/M62 (Junction 26)
- Benefitting from a number of roller shutter loading doors on a self contained site with yard area

****IMMEDIATELY AVAILABLE FOR OCCUPATION****

0113 2348999

Location

Alma Works is on Fred's Place, which is immediately accessed off the main A6177 Sticker Lane (being part of Bradford's outer ring road). The area is a mix of uses and nearby on Sticker Lane there are numerous JCT car showrooms, including Maserati, and The 3 Singh's Indian restaurants.

The property is close to the intersection of Sticker Lane and Cutler Heights Lane, both of which provide good links to the north east of Bradford city centre. The property is also within 2 miles of the M606, which leads directly to Junction 26 (Cleckheaton) of the M62 providing excellent access across the North of England.

Description

Alma Works comprises a multi-occupied industrial complex with Units 1-4 being a high bay warehouse/industrial unit under a pitched metal decking roof (incorporating perspex roof lights).

The premises benefit from 5 electrically operated roller shutter loading doors to the front and an internal eaves height of 9.7m with a concrete floor. The premises also incorporate an office area with kitchen facilities, toilets along with an open plan general office.



Externally Units 1-4 Alma Works benefits from a substantial concrete yard providing onsite loading and parking within a self contained site (with part having palisade fencing).

Accommodation

Industrial workshop/warehouse	933.46m ² (10,047 sq ft)
Ground floor offices	68m ² (729 sq ft)
Gross Internal Floor Area	1,001m² (10,777 sq ft)

Services

We are advised mains water, sewer drainage and electricity are connected to the property in addition to independent appliances including lighting. 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 informed by the Local Authority that Units 1-4 Alma Works are currently assessed as follows:

Waste Transfer Station & Premises RV £34,750

The National Uniform Business Rate for 2022/23 is 51.2p 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

Energy Performance Certificate

An Energy Performance Certificate can be made available upon request.

Lease Terms

Units 1-4 Alma Works are offered by way of a new lease for a period of 3 years or multiples thereof, incorporating regular rent reviews.

Rent

£47,500 per annum exclusive.

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

VAT

All rental figures 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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alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3251/A/M
March 2022

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.