



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

WORKSHOP/INDUSTRIAL PREMISES ON SUBSTANTIAL SECURE SITE

**BRIGHOUSE ROAD, LOW MOOR, BRADFORD,
WEST YORKSHIRE, BD12 0AQ**

971m² (10,449 sq. ft) on 2.47 acres (may split)



- Single storey workshop/former commercial garage on large self contained site/depot
- Strategically well located less than 1.5 miles from Odsal Top roundabout & J26 M62 (Cleckheaton)
- Benefitting from substantial external space (with potential to expand the workshop) on large secure site (which does split)

0113 2348999

Location

The site is located on the western side of Brighthouse Road opposite Chapel Road approximately 0.8 miles south of Odsal Top roundabout. The M606, which provides access to the M62, is approximately 1.5 miles to the north with Bradford city centre being approximately 3.5 miles to the north (with Leeds to the north west).

The surrounding area is predominantly industrial and includes occupiers including RTI Extrusion, Dent Steels and John Cotton Group.

Description

Following the recent demolition of two office buildings on site, the site comprises a brick single storey workshop with internally two storey accommodation being suitable for a variety of industrial workshop/commercial uses.



The site is self contained and can be let as a single demise or alternatively the plot could be split to create a multi occupied estate.

Externally the premises benefit from part loosely surfaced/part tarmac yard area providing onsite loading, external storage and vehicle parking, etc.

Accommodation

Workshop 970.76m² (10,449 sq. ft)

The existing building is single storey being a lofty brick built workshop/former repair garage with an existing steel truss roof (eaves approximately 6.2m) together with a two storey office and facility block

Gross Internal Floor Area 971m² (10,449 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity. The premises also benefit from heating and 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 verbally advised by the Valuation Office website the premises are assessed at rateable value £74,000. Should the premises be split the RV's will need to be reassessed.

The National Uniform Business Rate for 2023/24 is 51.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers 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 EPC will be available upon request.

Lease Terms

The whole of the premises are made available by way of a new lease for a period of years to be agreed incorporating regular rent reviews. Alternatively parts of the site can be offered.

Rent

On application.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant 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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ben@michaelsteel.co.uk

Our Ref: 0957/A/M
January 2024

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.