



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **FACTORY/WAREHOUSE**

**VICTORIA MILLS, RUTLAND STREET/  
WAKEFIELD ROAD, BRADFORD, BD4 7EA**

179.86 m<sup>2</sup> (11,624 sq ft) excluding useful basement



- Prominent position to Wakefield Road
- The property can be refurbished to satisfy occupier requirements (subject to terms)
- Lofty loading bay and tall loading door

**0113 2348999**

## Location

The premises are located occupying a prominent position at Rutland Street's junction with Wakefield Road (A650) approximately 0.5 miles to the south east of Bradford city centre. The premises are located within an established light industrial and trade area of the city.

## Description

The premises comprise a three storey and basement predominantly stone built former mill building under a three bay pitched interlocking concrete tiled roof with lofty internal loading bay. The property has a concrete floor to the basement and loading bay, suspended timber floors to the remainder of the accommodation.



## Gross Internal Floor Area

**1,079.86m<sup>2</sup> (11,624 sq ft)\***

\*excluding the useful basement storage area of 329.15m<sup>2</sup> (3,543 sq ft)

## Services

Mains three phase electricity, water and drainage are connected to the property which has limited and basic installations. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and installations.

## Energy Performance Certificate



## Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £14,000

The National Uniform Business Rate for 2017/18 for rating assessments at this level is 46.6p in the £.

## Terms

The property is offered to let by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

The landlords will grant a free fee period in consideration for tenants works to the fabric of the building or, upgrade the property to satisfy individual occupier requirements (subject to terms).

## Rent

£17,500 per annum exclusive of business rates, building insurance and utilities.

## VAT

The rent is exclusive of VAT, if applicable.

## Legal Costs

The tenant is to be responsible for the reasonable costs associated with the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelstel.co.uk](mailto:ben@michaelstel.co.uk)

Our Ref: 2354/A/S  
October 2017

**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.