



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

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

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

232 to 4,384m<sup>2</sup> (2,500 to 48,782 sq ft)



- Substantial 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 vacant industrial/warehouse 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 parking and loading.

## Accommodation

The recently refurbished leisure space to the front is steel frame constructed with Units 1 & 2 occupied by Team Sport Go Karting, unit 3 by Musclebound Gym and Unit 4 by Insane Trampoline Park. The vacant industrial and warehouse space available on site benefits from good eaves heights and vehicle access through both ground level and tail level loading doors.



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.

Unit 3b	1,351m <sup>2</sup> (14,548 sq ft)
Unit 6b	1,276 m <sup>2</sup> (13,734 sq ft)
Unit 9	836 – 1,673m <sup>2</sup> (9,000 - 18,000 sq ft)
Unit 14d	232 m <sup>2</sup> (2,500 sqft)
<b>Gross Available Floor Area</b>	<b>232m<sup>2</sup> (2,500 sq ft)</b>
	<b>up to 4,300 m<sup>2</sup> (48,782 sq ft)</b>

## 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.

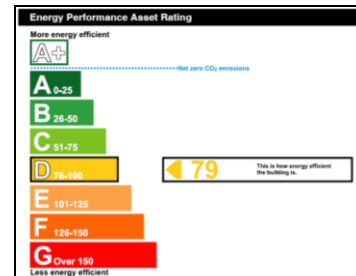
## Non Domestic Rating

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 2023/24 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 3a, 6b, 9 & 14b

£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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1829/A/M**  
**Updated May 2023**

**Subject to Contract**



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**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.