



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Blackshaw Holdings Ltd

TO LET

**STRATEGICALLY LOCATED
SINGLE STOREY
INDUSTRIAL/STORAGE UNIT**

**UNIT 2 WHARFEDALE ROAD,
EUROWAY INDUSTRIAL ESTATE, BRADFORD,
WEST YORKSHIRE, BD4 6SG**

933m² (10,042 sq. ft)



- Good quality single storey industrial/trade warehouse unit
- Strategically located in high profile position on Euroway Industrial Estate with easy access to M606/M62 motorway (J26 Cleckheaton)
- Benefitting from a surfaced forecourt/parking area to the front with early occupation available

0113 2348999

Location

Unit 2 Wharfedale Road is situated in a high profile position on the extremely popular Euroway Trading Estate. The Euroway Industrial Estate continues to enjoy excellent transport links being directly off the M606 which links Bradford City Centre with junction 26 of the M62 (at Cleckheaton). Euroway Trading Estate is approximately 1 mile north of Chain Bar roundabout (junction 26 of the M62) and approximately 2.5 miles south of Bradford City Centre.

Description

Unit 2 Wharfedale Road comprises a single storey blockwork built and clad industrial/warehouse unit under a pitched roof incorporating perspex roof lights with internally built two storey office and ancillary facilities with concrete floor and two roller shutter loading doors to the front.



Unit 2 benefits from a surfaced forecourt to the front suitable for loading and parking.

Accommodation

Ground Floor 890m² (9,582 sq. ft)

Comprising a principally open plan industrial workshop/warehouse unit with two large roller shutter loading doors to the front. Internally the property benefits from good height to eaves of approximately 5.6m.

First floor 43.11m² (464 sq. ft)

Internally built offices being two storey office, storage and ancillary facilities accessed via an internal staircase.

Gross Internal Floor Area 933m² (10,042 sq. ft)

Services

We are advised Unit 2 Wharfedale Road benefits from mains water, sewer drainage and three phase electricity in addition to sodium lighting and individual appliances. 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

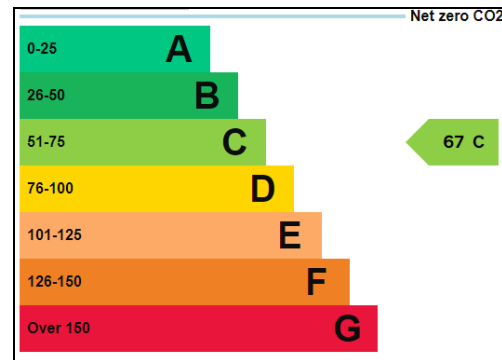
We are verbally advised the premises are assessed for non domestic rating purposes as follows:-

Unit 2 RV £47,250

The National Uniform Business Rate for 2024/25 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 Metropolitan District Council Tel: 01274 432 111.

Energy Performance Certificate



Lease Terms

Unit 2 Wharfedale Road is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews on an effectively full repairing and insuring basis.

Rent

£70,000 per annum exclusive.

The rent is paid monthly or quarterly in advance by direct debit/standing order.

VAT

All rents 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

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

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2241/A/M
June 2024

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.