



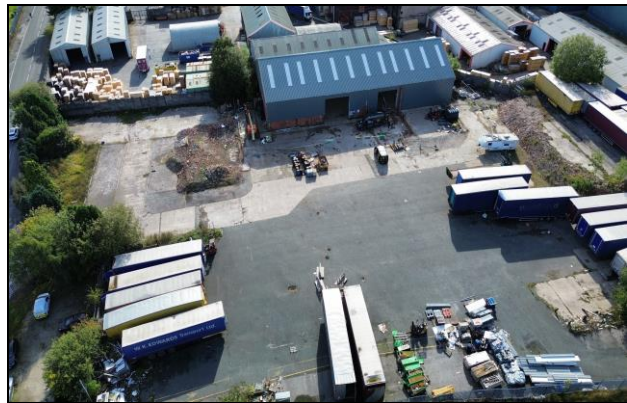
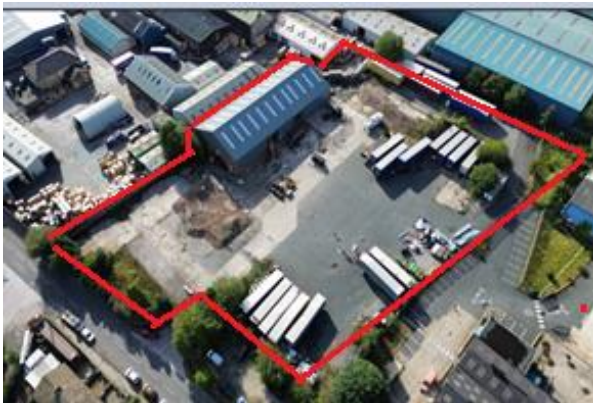
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

REFURBISHED INDUSTRIAL/WORKSHOP UNIT ON SUBSTANTIAL SECURE SITE

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

971m² (10,449 sq. ft) on 2.47 acres



- Refurbished single storey workshop/industrial unit benefitting from large self contained site/depot
- Strategically well located less than 1.5 miles from Junction 26 of the M62 (Cleckheaton) and Odsal Top roundabout
- Benefitting from substantial external space – which could potentially split – on large secure site

0113 2348999

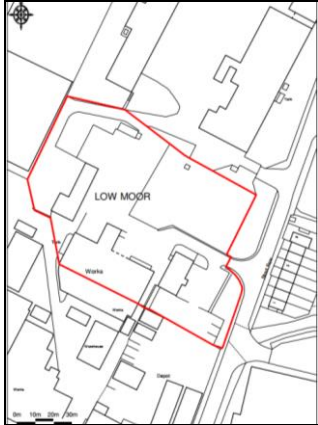
Location

The site is located on the western side of Brighouse 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 occupiers include Dent Steel and John Cotton Group.

Description

Following the demolition of the two office buildings on site, the single storey industrial/workshop building has been extensively refurbished including a new roof and new roller shutter loading access. The building provides open plan factory/workshop accommodation with two storey ancillary space contained therein.



The site is self contained and offered as a single entity, although the landlords may consider a split of the site (subject to specific requirements).

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



Total Site Area 1 hectare (2.47 acres) or thereabouts

Accommodation

Refurbished Factory/Workshop 970.76m² (10,449 sq. ft)

The refurbished building is single storey lofty, being brick built with a new metal decking roof supported on light steel trusses (eaves height approximately 6.2m) together with a two storey internally built office and facilities 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. 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 RVs will need to be reassessed.

The National Uniform Business Rate for 2024/25 is 54.6p 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 EPC will be available upon request once the refurbishment works have been completed.

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 three yearly rent reviews, with a commencing rent of £225,000 per annum exclusive.

Applications to rent part of the site will be considered (minimum area 0.5 acres).

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 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: 0957A/M
January 2025

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.