

TO LET (MAY SELL)

SUPERB MODERN WAREHOUSE/ INDUSTRIAL PREMISES



106 BOWLING BACK LANE, BRADFORD, BD4 8SE

RENTAL – UPON APPLICATION

- \ Prominent location just off the A650.
- \ Excellent yard/turning areas/parking within a fully secure site.
- \ Good eaves height.

AVAILABLE SPACE
4,939m² (53,156sq ft)



LOCATION

The property enjoys a substantial frontage onto Bowling Back Lane, which is just off Wakefield Road (A650), approximately ½ mile south of Bradford city centre.

The M606 motorway is approximately 3 miles away, thereby allowing connections on to the national motorway network.

The surrounding area is mainly commercial/industrial in nature with nearby occupiers including Tool Station, Arco, CEF and a number of long standing local operators.

DESCRIPTION

The property comprises of a two bay modern steel portal framed industrial building under a profile metal sheet roof incorporating perspex roof lights.

Loading is via metal roller shutter doors, with both dock level and drive in facilities available. The internal accommodation has solid concrete floors throughout and partitioned out are two storey offices and ancillary facilities.

The external yard is substantial in size and is fully surfaced and secure. We understand all mains services, including gas and three phase electric are connected to the site.

The following floor areas, on a GIA basis are provided:-

	M ²	SQ FT
Warehouse 1	2,545	27,396
Warehouse 2	1,810	19,478
Loading bay	584	6,282
Total Floor Area	4,939	53,156



RATEABLE VALUE

Description / Warehouse and Premises
Rateable value / £198,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

A letting upon a new FRI lease is available and terms are to be negotiated/agreed. Rental – upon application.

Alternatively, our clients would consider a sale of their freehold interest and in this regard offers are invited.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in any transaction.

In the event of a sale, each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the sole agents:

Eddisons
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SEPTEMBER 2017
SUBJECT TO CONTRACT
FILE REF / 711.3446A

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