

TO LET

**10 COMMONDALE WAY
BRADFORD
BD4 6SF**

- MODERN INDUSTRIAL/WAREHOUSE UNIT
- EXCELLENT MOTORWAY LOCATION
- GOOD SECURE YARD/CAR PARK
- 441.29M2 (4,750 SQ FT)



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Location

The premises are located within the popular and established Euroway Trading Estate, adjacent to Junction 2 of the M606 Motorway, which in turn provides access to Junction 26 of the M62 Motorway less than half a mile to the south. Bradford and Leeds City Centres are situated approximately 2.5 miles to the north and 10 miles to the east respectively.

Description

The property comprises a steel framed industrial/warehouse unit having profile metal sheet clad roof incorporating translucent roof lights supported on clear span RSJs. The unit has an approximate clear eaves height of 6m. The walls are clad in reconstituted stone, concrete block and insulated profile metal sheeting.

The unit comprises an open plan works/warehouse with concrete floors and served by drive in roller shutter access. Built out to the front of the unit is an office and toilet block.

Externally the site is served by a surfaced and enclosed shared yard area.

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	4,750	441.28
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property requires reassessment of business rates upon occupation.

EPC

The property has been assessed with an EPC rating of E (112)

Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rental

£30,000 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

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

Viewing

By arrangement with the sole agents:-

Mr Sam Davill

Direct Line: 01274452024

Email: sam.davill@walkersingleton.co.uk

Mr Jonathan O'Connor

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Mar-19



Raven House, Kingsgate, Bradford, BD1 4SJ

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