

TO LET (MAY SELL)

**6 STATION ROAD
BRADFORD
BD1 4SF**

- MODERN MANUFACTURING AND OFFICE PREMISES
- PROMINENT LOCATION OFF CANAL ROAD (A6037) & RING ROAD (A6177)
- EXTENSIVE ACCOMMODATION WITH GOOD QUALITY FIT OUT
- 1890M2 (20,335SQ.FT.)



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Location

The property is located on Station Road which links Canal Road (A6037) with Queens Road (A6177) with the former being a major arterial route between Bradford and Shipley and the latter forming part of the Bradford Ring Road.

The property is therefore well located and has prominence to both main routes.

Description

The property comprises a modern steel portal framed building being significantly extended and with a large office content.

The property is currently configured to provide a large storage, dispatch and trade counter area having extensive mezzanine stores and workshop areas above. Adjacent to this the main works area is full height and benefits from good natural light.

To the ground and first floors is a high quality suite of offices including various private and general offices, canteen, meeting room and ancillary facilities.

Externally the property has a surfaced loading and parking area to the front of the building.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £71,000

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor		
Production & Trade Counter	6828	635
Offices	2380	220
Stores & Loading	1859	170
First Floor		
Offices	3179	295
Workshops & Stores	6089	570
Total Approximate GIA	20,335	1,889.12
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.		

EPC

The property has been assessed with a rating of D (78).

Terms

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

Alternatively a sale of the freehold may be considered.

Rental/Price

£85,000 Per Annum exclusive
Sale price – On Application

VAT

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

Legal Fees

The ingoing tenants are to be responsible for the landlords legal fees incurred

Viewing

By arrangement with the sole agents:-

Jonathan O'Connor

Direct Line: 01274 452021

Email: jonathan.oconnor@walkersingleton.co.uk

Ref: 34358
Oct-17



Raven House, Kingsgate, Bradford, BD1 4SJ

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