

TO LET

Industrial Workshop Units Black Dyke Mills

Queensbury
Bradford
BD13 1QA

- Industrial accommodation
- 70 – 827.20m² (750 – 8,904 sq ft)
- Loading for large commercial vehicles
- On site car parking



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Location

The property forms part of the Black Dyke Mills complex accessed from the main A644 Brighouse Road close to the traffic light intersection within Queensbury Village Centre, approximately 4 miles to the West of Bradford City Centre.

Junction 26 of the M62 Motorway is located approximately 8 miles distant via the M606 Motorway which is located approximately 5 miles distant.

Description

The property briefly comprises a substantial former Mill Complex with available accommodation contained within multi-storey mills known as Victoria Mill, Shed Mill and the Piece Warehouse together with a number of single storey factory warehouse units, having substantial yard and car parking areas.

Accommodation

A full schedule of available accommodation is attached with industrial units ranging in size from 70 – 827.20m² (750 – 8,904 sq ft). Multiple combination units are also available to suit specific tenants own size requirements.

Business Rates

The Rateable Values of the respective office and industrial units are available on request to the Joint Letting Agents.

Rental

See attached availability schedule for individual unit rentals.

Ref:16744

Terms

The premises are available To Let on effective Full Repairing & Insuring Leases for a period in excess of 1 Year in length.

Service Charge

A service charge will be payable in respect of the common parts of which further information is available on request to the joint letting agents.

VAT

The rentals quoted are exclusive of any VAT the Landlord may choose or have a duty to impose.

Legal Costs

The incoming tenant will be responsible for a contribution towards the Landlord's legal costs incurred in the preparation of the Draft Lease and its Counterpart.

Viewing

For further information and viewing arrangements please contact the Joint Letting Agents:

Ryan Barker

Direct Line: 01422 430024

E-mail: ryan.barker@walkersingleton.co.uk

Or

Mark Brearley & Company

Tel: 01274 595999

E-mail: enquiries@markbrearley.co.uk

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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