

## FOR SALE/TO LET

### Lower Warehouse The Queensbury Centre

Brighouse Road  
Queensbury  
Bradford  
BD13 1QA

- Single storey industrial warehouse premises
- 976.21 – 7,313.64m<sup>2</sup>  
(10,508 – 78,724 sq ft)



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- **Single storey industrial warehouse premises**
- **976.21 – 7,313.64m<sup>2</sup> (10,508 – 78,724 sq ft)**

## Location

The Lower Warehouse forms part of the Queensbury Centre (formerly the Black Dyke Mills complex) situated towards the Southern end of the site, accessed from the Main A644 Brighouse Road close to the traffic light inter-section with the Main A647 Bradford Road in the centre of Queensbury Village, 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 premises briefly comprise a series of adjoining single storey warehouse buildings being of brick construction, having metal clad and coated roofs supported on light steel trusses. The accommodation has the benefit of a substantial covered loading bay and a number of further goods delivery points serving the premises together with a substantial yard areas and car park.

Access for large commercial vehicles is provided across an established route directly off Brighouse Road along the Southern edge of the existing Queensbury Centre complex.

## Accommodation

The Approximate Gross Internal Floor Areas of the property are given as follows:

### Lower Warehouse, The Queensbury Centre

|                                |                              |                     |
|--------------------------------|------------------------------|---------------------|
| Unit 1 Single storey warehouse | <b>976.21m<sup>2</sup></b>   | <b>10,508 sq ft</b> |
| Unit 2 Single storey warehouse | <b>4,410.91m<sup>2</sup></b> | <b>47,479 sq ft</b> |
| Unit 3 Single storey warehouse | <b>921.87m<sup>2</sup></b>   | <b>9,923 sq ft</b>  |
| Unit 4 Single storey warehouse | <b>1,004.65m<sup>2</sup></b> | <b>10,814 sq ft</b> |
| <b>Total Approximate GIA</b>   | <b>7,313.64m<sup>2</sup></b> | <b>78,724 sq ft</b> |

NB: All floor areas have been measured in metric units and converted to the nearest Imperial equivalent.

## Business Rates

The property has the following entry under the Non Domestic Rating List (2010) for the Billing Authority of Bradford:

**Rateable Value: £177,175**

The rate payable in the pound for the year 2011/2012 is 43.3p.

Individual units will require re-assessing for Business Rates purposes.

## For Sale

The freehold interest in the property is available. Guide price on application.

## To Let

The premises are available To Let as individual units or as a whole by way of a new Full Repairing & Insuring Lease for a period of years to be agreed. Leases in excess of 3 years in length will incorporate a 3 yearly Rent Review pattern.

## Rental

£2.50 per sq ft per annum exclusive.

## VAT

We understand that VAT will be charged at the prevailing rate on either a Freehold or Leasehold disposal.

## Legal Costs

In the event of a sale transaction then each party will be responsible for their own legal costs, however, in the event of a letting then the ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred.

## 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

Ref: 16744

**WalkerSingleton**  
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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