

# TO LET SUPERB SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT



**MOUNT STREET, BRADFORD, BD4 8TA**

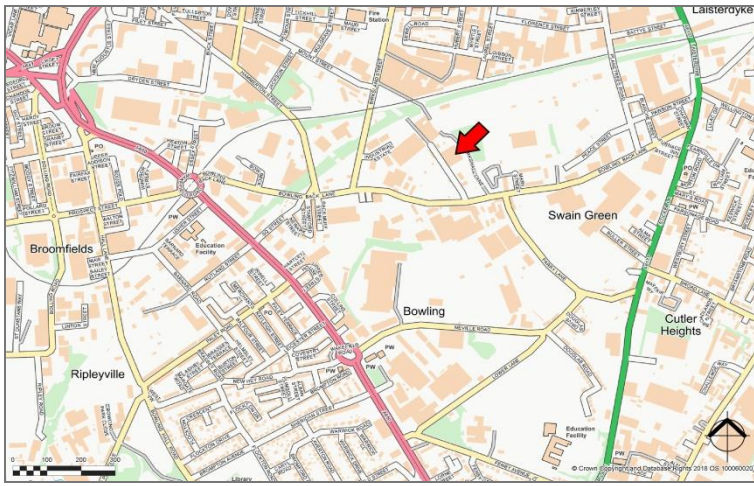
**RENT ON APPLICATION**

- \ Rare opportunity to lease a modern single storey facility.
- \ Excellent yard and parking facilities within enclosed/secure site.
- \ Good location just off Bowling Back Lane midway between the city centre and M606.

**AVAILABLE SPACE**

2,514.05m<sup>2</sup> (27,061 sq ft)





## LOCATION

The property is located on Mount Street, just off Bowling Back Lane, providing good access to the Outer Bradford Ring Road and M606 motorway being circa 2 miles to the south.

Bradford city centre is approximately 1.6 miles to the west. The property is therefore conveniently positioned with all amenities close at hand.

## DESCRIPTION

The property comprises a modern two bay single storey steel framed warehouse/industrial unit being brick and concrete block clad under a profiled metal sheet roof incorporating roof lights. New LED lighting has been installed throughout the warehouse.

The unit benefits from a good eaves height of 5.78m and drive in roller shutter access to both sides of the building.

Partitioned out are office and staff facilities.

	M <sup>2</sup>	SQ FT
Bay 1	1,260.32	13,566
Bay 2	1,253.73	13,495
<b>Total Space Available</b>	<b>2,514.05</b>	<b>27,061</b>

The property is served by excellent yard and parking areas within a fully secure/enclosed site.



## RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / £88,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Available on a new full repairing and insuring lease basis for a term to be agreed.

Rental on application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padgett@eddisons.com

Email / matthew.jennings@eddisons.com

AUGUST 2019

SUBJECT TO CONTRACT

FILE REF / 731.4209A (113311)

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

**Eddisons**

# Energy Performance Certificate

## Non-Domestic Building



Ramsey Timber Group  
25 Mount Street  
BRADFORD  
BD4 8TA

**Certificate Reference Number:**  
0190-0018-0030-4200-9103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 109

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	2540
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	108.54
Primary energy use (kWh/m <sup>2</sup> per year):	621.81

### Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock