

## TO LET

**WEST WING  
WESTCROFT HOUSE  
HAVELOCK STREET  
BRADFORD  
BD7 4EX**

- TWO STOREY OFFICES AND STORES
- 184.81 M2 (1,990 SQ FT)
- GOOD QUALITY ACCOMMODATION



# TO LET

- TWO STOREY OFFICES AND STORES
- 184.81 M2 (1,990 SQ FT)
- GOOD QUALITY ACCOMMODATION

West Wing, Westcroft House,  
Havelock Street, Bradford BD7 4EX

## Location

The property is located on Havelock Street, off Great Horton Road (A647), in the Great Horton area of Bradford, around 2 miles south-west of the city centre.

The surrounding area is generally well built up and of mixed use to include various industrial buildings, housing and a Tesco Extra supermarket.

## Description

The property comprises a two-storey unit forming part of a larger industrial building and provides stores at ground floor with offices at first floor.

The stores comprise an open plan area with a small partitioned room to the rear corner, an internal height of around 2.25m (7' 4") and drive-in loading via a shared roller shutter door and loading bay area to the front.

The offices are accessed via an internal staircase and provide two open plan offices, a private office, kitchen and toilet. The offices typically have suspended ceilings, fluorescent lighting, central heating (communal system) and carpet covered floors.

## Accommodation

The total approximate gross internal floor areas are:

	Sq M	Sq Ft
Stores	56.16	605
Offices	128.65	1,385
<b>Total Approximate GIA</b>	<b>184.81</b>	<b>1,990</b>

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.



## Terms

The property is available to let by way of a new full repairing and insuring lease (by virtue of a service charge provision) on terms to be agreed.

## Rental

**£10,000 per annum exclusive.**

## VAT

The price quoted is exclusive of VAT (if applicable).

## LEGAL FEES

The ingoing tenant will be responsible for the landlord's legal fees.

## Viewing

For further information and viewing arrangements, please contact the sole letting agent:

**Paul Diakiw**

01274 452000

paul.diakiw@walkersingleton.co.uk

Ref: 35670  
Mar-18

## Rateable Value

The property currently forms part of a larger rating assessment and will need to be separately assessed.

## EPC

The Energy Performance Assessment Rating of the building is Band D (95).



Raven House, Kingsgate, Bradford, BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.