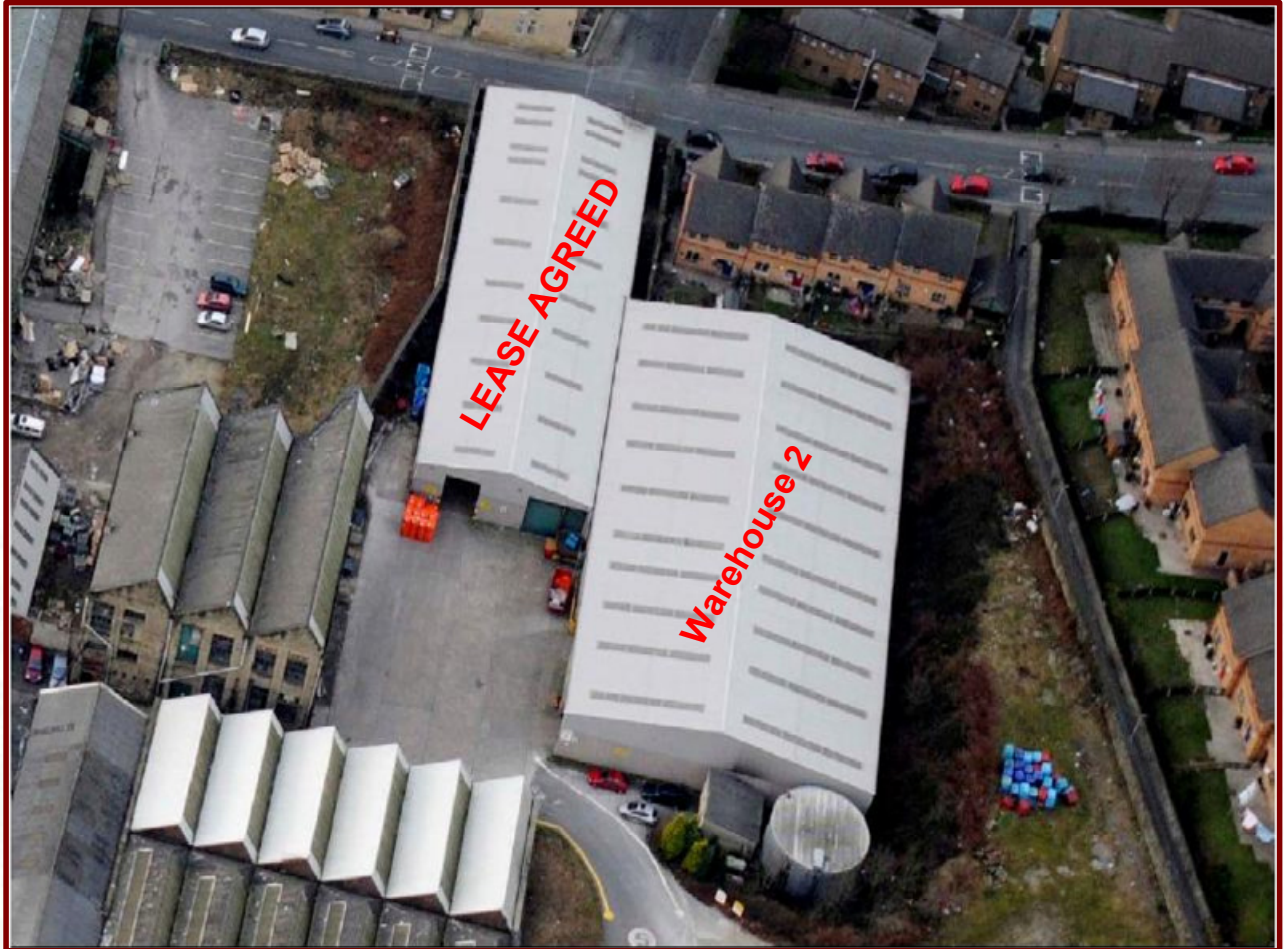




WHETLEY MILLS

**Oakwood Warehouse  
City Road/Arthington Street, Bradford, BD8 8JY**



**TO LET**

**Modern Single Storey Warehouse 2  
Extending to Approximately 951.41 sq. m.  
(10,241 sq. ft.)  
Rental - £2.25 Per Sq. Ft**

ISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his or her own investigation before entering into any contract. No

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

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Registered in England & Wales No. 04388165



## WHETLEY MILLS

# Oakwood Warehouse – City Road/Arthington Street, Bradford, BD8 8JY

### LOCATION

The property is situated approximately one mile north-west of Bradford City Centre and benefits from access directly from Arthington Street (off Whetley Hill/White Abbey Road). The site benefits from good local road communications and is about 500 metres south of the junction with A6177 Outer Ring Road and Whetley Hill. Whetley Hill links directly into the City Centre. Nearby occupiers include Grattan Plc, Narang Textiles, Mother Hubbards, Sparks Confectioners and McCambridge Plc.

### PROPERTY

The property comprises two adjoining units built in the 1980's of steel portal framed construction with wall sections of predominantly pre-cast concrete panels, part single skin and part double skin block walling to 1.75 metres high. The roof is of profile steel sheet construction incorporating perspex roof lights. The buildings have an internal eaves height of 4.9 metres in Warehouse 1 and 4.66 metres in Warehouse 2. Each warehouse has 2 loading bays with roller shutter doors. Externally, there is a shared yard area however, depending upon specific requirements, additional yard area may be provided by demolition of an adjoining former 3-storey building to suit tenant requirements.

The entire is located on a site extending to 1.724 hectares

### ACCOMMODATION

The property currently comprises 2 warehouse units having the following principle gross internal floor areas:-

Warehouse 2                      951.41 sq. m. (10,241 sq. ft.)

Total Gross Internal

Warehouse 2                      951.41 sq. m. (10,241 sq. ft.)

### RATING ASSESSMENT

The property is currently assessed as part of a larger complex and will require reassessment for rating purposes

### LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly (upward only) rent reviews.

### RENT

£2.25 Per Sq Ft  
Plus VAT – if appropriate – Subject to Lease.

### VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

### LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred in the transaction.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is available upon request.

### VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd

**Whetley Mills Ltd – Tel: 01274 549969**

Email: [info@whetleymills.co.uk](mailto:info@whetleymills.co.uk)

[www.whetleymills.co.uk](http://www.whetleymills.co.uk) (UL Sep 10 Jan 11/MAY13)



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