

TO LET (MAY SELL) – DUE TO RELOCATION EXCELLENT TWO STOREY OFFICE/INDUSTRIAL UNIT


Eddisons

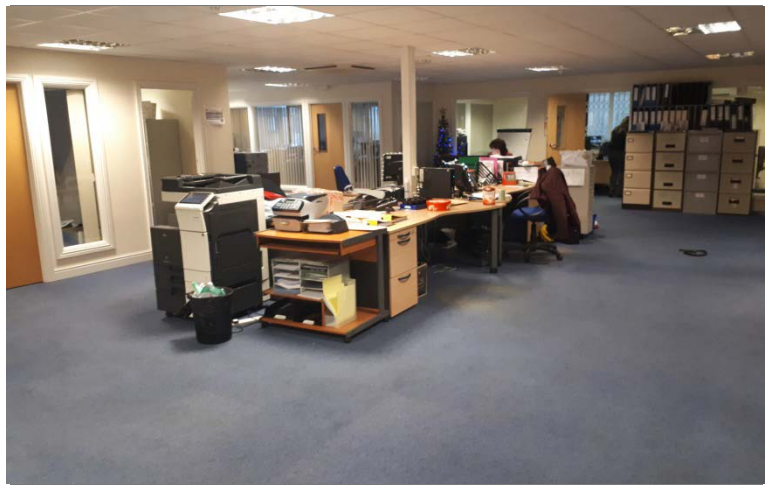
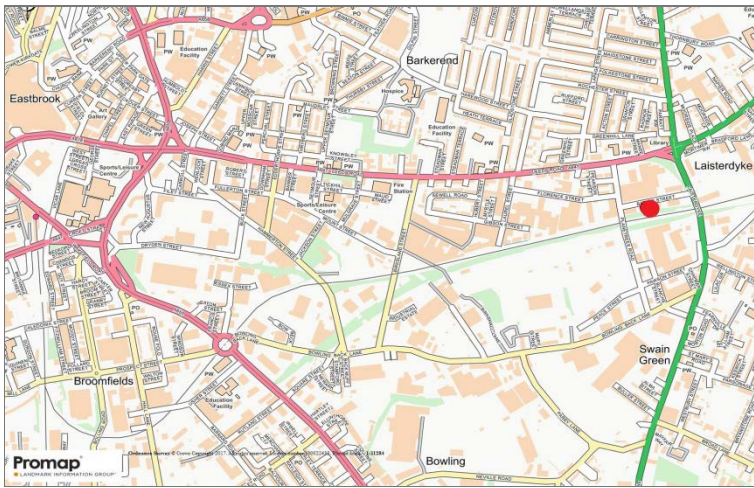


PLANETREES HOUSE, BATTYE STREET, BRADFORD, BD4 8AG

RENTAL - ON APPLICATION

- \ Modern high spec unit.
- \ Adaptable hybrid unit with attractive first floor offices and ground floor works/
garaging.
- \ Conveniently located.

AVAILABLE SPACE
539.11m² (5,803sq ft)



LOCATION

The property is conveniently located in Battye Street which is approached from both Sticker Lane and Plantetrees Road being only 1 mile to the east of Bradford city centre.

Sticker Lane forms part of the Bradford Ring Road providing excellent access to the M606 motorway which is just over 2 miles distant. Leeds is 8 miles to the east.

DESCRIPTION

The property comprises a modern two storey attractive office/industrial/garage unit being steel framed under a single bay roof with fascia stone and blockwork cladding.

The accommodation provides general and private office accommodation at first floor level benefitting from suspended ceilings.

At ground floor level is a drive in garage/works unit divided into two areas.

	M ²	SQ FT
First Floor		
Offices	267.87	2,883
Ground Floor		
Industrial/Garage	271.24	2,920
Total	539.11	5,803

RATEABLE VALUE

Description / Store Office and Premises

Rateable value / £26,250

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

A letting by way of a full repairing and insuring lease is available.

Alternatively a sale would be considered on a freehold basis.

Rental/price on application.

LEGAL COSTS

The ingoing tenant to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the sole agents:

Eddisons
 Tel / 01274 734101
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REVISED MAY 2018
 SUBJECT TO CONTRACT
 FILE REF / 731.4047A

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