

TO LET
GOOD QUALITY PREMISES WITH
EXTENSIVE DEMISED YARD

Eddisons



NELSON STREET/MILL LANE, BRADFORD, BD5 0HD

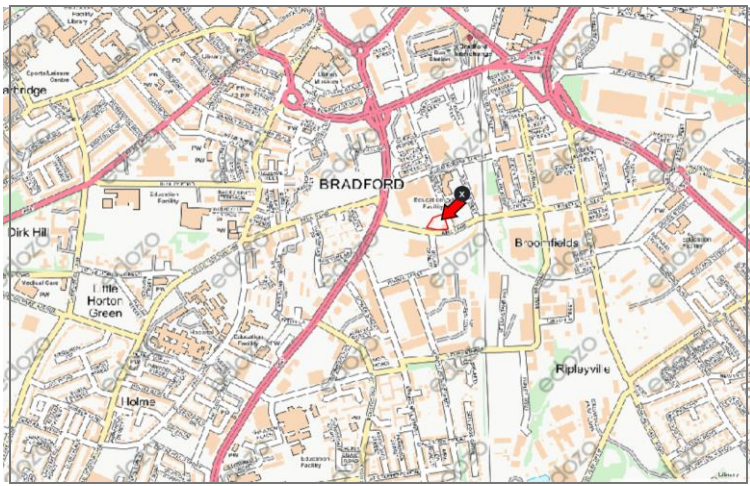
RENTAL ON APPLICATION

- Good quality showroom/office premises.
- Extensive secure demised yard/parking.
- Prominent corner location.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

123.00m² (1,324sq ft)

On a site area of 0.19Ha (0.47 acres)



LOCATION

The property enjoys a prominent location fronting Nelson Street and Mill Lane, being approximately ½ mile from Bradford city centre.

The premises are located just off Manchester Road, one of the main arterial routes in and out of Bradford with the M606 only 2 miles distant.

Close by is the Trafalgar House Police Station and the newly developed Bradford New College and Rainbow Primary School.

DESCRIPTION

The property comprises a single storey unit being brick clad under a pitched tiled roof, benefitting from an extensive glazed frontage, partitioned out offices and staff/WC facilities.

The property comprises approximately 1,324sq.ft. on a gross internal basis and suitable for a variety of uses (STP).

Externally the building benefits from an extensive, enclosed/secure yard/parking area with access via an electronically operated gate.

The whole site area is approximately 0.47 acres.



RATEABLE VALUE

Description / Land used for Storage and Premises

Rateable value / £25,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of a full repairing lease – further details available on request.

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

DECEMBER 2020

SUBJECT TO CONTRACT

FILE REF / 731.4310A (143141)

For more information, visit eddisons.com
T: 01274 734 101

Important Information

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Energy Performance Certificate

Non-Domestic Building



Europcar
Nelson Street
BRADFORD
BD5 0HD

Certificate Reference Number:
0840-0836-2509-2204-2006

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

71

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	127
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	106.11
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

80

If typical of the existing stock