



**Unit 36A – Albion Mills
Albion Road, Greengates
Bradford, BD10 9TQ**



TO LET

**Industrial / Warehouse Unit
Approximately 107.95 sq. m. (1,162 sq. ft.)**

Rent on Application

Unit 36A Albion Mills, Albion Road, Greengates, Bradford, BD10 9TQ

LOCATION

The property is situated at Greengates, a well established commercial out of town North Bradford location with excellent links to both Bradford and Leeds City Centres and Leeds Bradford Airport. Nearby are the prosperous residential suburbs of Idle, Thackley, Calverley, Apperley Bridge and Rawdon.

Albion Mills has seen £5 Million worth of investment in the past few years and offers a wide range of services and pleasant working environment as well as a high level of security. The site offers a range of services including archive storage, managed warehousing, conference centre and is the home to approximately 50 different businesses.

DESCRIPTION

The property forms part of the Albion Mills complex and consists of a ground floor industrial unit extending to approximately 107.95 sq. m. (1,162 sq. ft.). The property benefits from a minimum eaves height of approximately 2.32 metres (7' 7") with timber loading doors of approximately 1.72 metres (5' 8") wide.

Externally, car parking is available within the Albion Mills site.

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

LEASE

The property is offered to let on a new lease for a term to be agreed upon full repairing and insuring terms to be contracted out of the Landlord & Tenant Act 1954 Part 2.

RENTAL

Rent on Application.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

E - 116

LEGAL COSTS

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

VAT

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

VIEWING

Strictly by prior appointment with the Sole Letting Agents:

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(April 2018 / CJM / 890)



MISREPRESENTATION 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 (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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