

Walker Singleton

TO LET

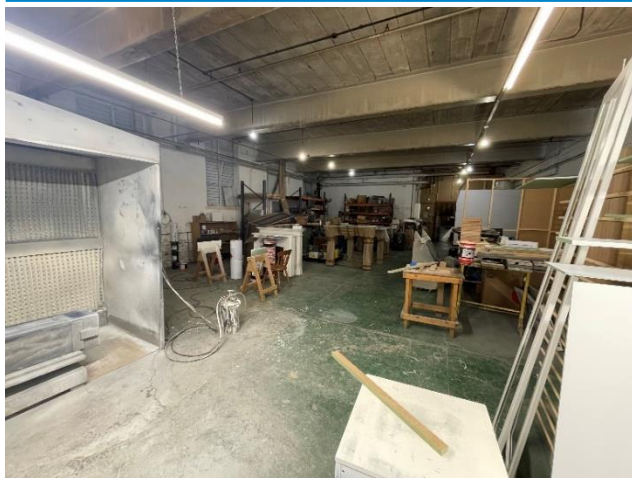
Units at Crossley Hall Works
York Street
Bradford
BD8 0HR

- ESTABLISHED & POPULAR INDUSTRIAL ESTATE
- GIA 6,232-24,063 Sq Ft
- SECURED YARD
- POTENTIAL FOR COMMERCIAL, INDUSTRIAL & LEISURE USES



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Crossley Hall Works
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Location

Crossley Hall Works is located on York Street, a short distance from Thornton Road (B6145), around 2 miles west of Bradford City Centre.

Description

The complex comprises a former mill with many extensions and several mixed use commercial units ranging from offices to industrial workshops/warehouses which are owner managed. The estate benefits from a secured yard with onsite and on street parking.

Unit 1 comprises a ground floor workshop unit with a portal framed extension clad in sheet metal. The unit benefits from solid concrete flooring, fluorescent strip lighting and a 3-phase power supply. The premise is currently tenanted to a wood joinery business but will be available with vacant possession and suitable for other uses. Equipment and stock within the unit may also be available subject to negotiations with the outgoing tenant.

Unit 1A comprises the upper two floors of the mill. The accommodation is largely open plan and benefits from fluorescent strip lighting, concrete flooring and a lift. The accommodation is suitable for office, leisure use and use as a workshop. The unit is available immediately.

Unit 2 comprises a single storey warehouse. The unit provides a relatively open plan workspace, benefitting from drive in access, high eaves, and solid concrete flooring. The unit is available from 01/11/24.

Please note that there is an opportunity to acquire Unit 1 and Unit 2 in tandem as there is through access via an internal shutter.

EPC

Energy Performance Certificates are in the course of preparation and will be made available to interested parties in due course

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Rent

Unit 1- £30,000 per annum exclusive

Unit 1A- £30,000 per annum exclusive

Unit 2- £35,000 per annum exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 1	6,231.87	578.96
Unit 1A	10,458.43	971.62
Unit 2	7,372.74	684.95

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.

Rateable Value

Unit 1- £14,000

Unit 1A- TBC

Unit 2- 16,250

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed.

VAT

The rental quoted is subject to VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Fortune Nguwo

Direct Line: 01274 452000

Email: fortune.nguwo@walkersingleton.co.uk

Ref: 46645

Date: Sep-24



Walker Singleton
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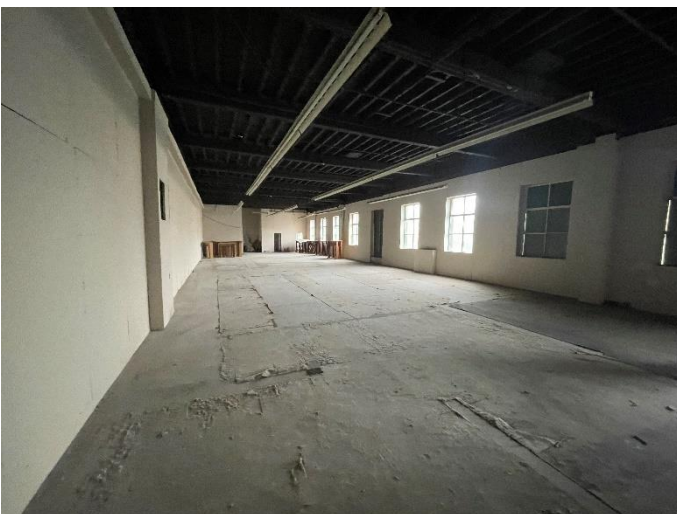
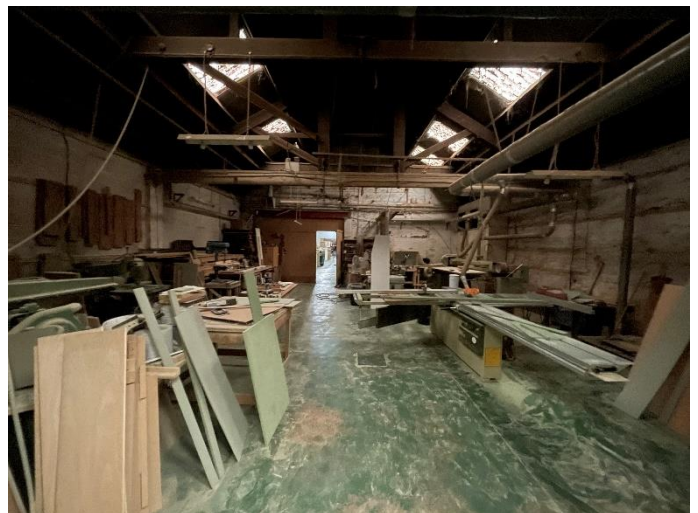
Raven House, Kingsgate, Bradford, BD1 4SJ

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