

Walker Singleton

TO LET

UNIT 1
FOWLER STREET INDUSTRIAL ESTATE
FOWLER STREET
Bradford
BD4 7NE

- SINGLE STOREY TRADE COUNTER/WAREHOUSE UNIT
- ONSITE PARKING
- ESTABLISHED & POPULAR INDUSTRIAL ESTATE
- 350.30 SQ.M. (3,771 SQ.FT)
INC. MEZZENINE
- EXCELLENT ROAD LINKS



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Location

Fowler Street Industrial Estate is located around 1 mile south-west of the city centre of Bradford occupying an excellent position directly off Wakefield Road (A650), a principal arterial route and 2 miles from the M606 Motorway

Description

The estate comprises some ten industrial warehouse units with occupiers on the estate including YESSS Electrical and Auto Windscreens. The Subject property comprises a single storey trade counter/warehouse unit being constructed on a steel portal frame and clad in plastic coated steel sheeting secured by electric roller shutters .

Internally, the unit benefits from solid concrete flooring, a three phase electricity supply, office, staff facilities and a mezzanine storage level accessed via a staircase to the rear of the unit. The internal eaves height of the unit is around 5.40m (17' 9") and it benefits from drive-in loading access from the front. There are five designated parking spaces immediately outside the unit.

VAT

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

EPC

The Energy Performance Assessment Rating is C (69).

Rateable Value

Under the 2023 Ratings List the unit has an entry as 'Warehouse and premises' with a rateable value of £17,500.

Terms

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

Legal Fees

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

Rent

£24,000 per annum exclusive



Accommodation

The total approximate gross internal floor areas		
	Sq Ft	Sq M
Ground Warehouse	2,619	243.3
Ground Floor Office	388	36
Mezzanine	764	71
Total	3,771	350.30

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.

Viewing

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

Paul Diakiw

Direct Line: 01274 452000

Email: paul.diakiw@walkersingleton.co.uk

Fortune Nguwo

Direct Line: 01274 452000

Email: fortune.nguwo@walkersingleton.co.uk

Ref: 32159

Date: Jan-25



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