

Superb Single Storey Industrial/Warehouse Unit

To Let



Unit 7, The Crestol Building, Rook Lane, Dudley Hill Business Park, Bradford
BD4 9NU
731.4690a (1240611)



Unit 7, The Crestol Building, Rook Lane

Bradford, BD4 9NU



Agreement

To Let



Detail

Industrial



Rent

On application



Size

3,259.32sq m
(35,083sq ft)



Location

Bradford, BD4 9NU



Property ID

731.4690a (1240611)

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises of a single storey steel portal frame warehouse/manufacturing facility. The unit is brick clad under a pitched, corrugated asbestos cement roof with concrete floors throughout.

The unit benefits from an eaves height of c5.5m and drive in roller shutter access as well as high quality office/staff facilities.

Externally the property benefits from good yard/circulation and parking and is within a fully enclosed/secure site.

Accommodation

Area	m ²	ft ²
Total GIA	3,259.32	35,083

Energy Performance Certificate

Rating: E

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Bradford Council
Description: Warehouse and Premises
Rateable value: £182,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent/Price

On application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The complex is conveniently located on Rook Lane, just off Rooley Lane (A6177) and Tong Street, being approximately 2½ miles from Bradford city centre.

The premises are well positioned for access and excellent motorway connections with the M606 being only a mile to the west.





