



**SECURE SITE
LAND TO THE REAR OF 38 KELMORE GROVE
WOODSIDE
BRADFORD
0.04 HECTARES (0.10 ACRES) APPROX.**

REDUCED RENT



- Situated in Woodside housing estate, close to Halifax Road (A6036)
- Bounded by a mixture of metal palisade and timber fencing with access via double metal palisade gates.
- Suitable for a variety of purposes, subject to necessary consents.

TO LET £7,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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1. LOCATION:

The site is situated to the rear of a terrace of properties in Kelmores Grove, with vehicular access being provided from Leafsway, which is situated off Moresby Road, which in turn leads to Fenwick Drive, which is situated off Halifax Road (A6036). To the east Halifax Road leads to Huddersfield Road/Manchester Road (A641), one of the main roads leading to and from Bradford city centre, which is situated approximately 3 miles north-east of the site.

2. GENERAL DESCRIPTION:

The site provides a fairly rectangular-shaped piece of land which is generally level and is bounded by predominantly metal palisade fencing but part timber fencing. Access is provided from a road off Leafsway via double metal palisade gates.

3. ACCOMMODATION:

We estimate that the site has a total area of approximately 0.04 hectares (0.10 acres).

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website and the site is not currently assessed for business rates and will require assessment upon occupation.

5. LEASE TERMS:

The site is offered to let for a lease term to be agreed at a rent of £7,500 per annum exclusive of rates and other outgoings and payable quarterly in advance.

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD161PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 4 August 2026

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.