

**UNIT 10 & 14 WHITEHALL PROPERTIES
OFF TOWNGATE, WYKE, BRADFORD
BD12 9JQ**



381.6m² (4,108 sq. ft.)

- Convenient location adjacent to Wyke Shopping Centre
- Yard/parking to rear
- Landlord undertakes all external structural maintenance

**TO LET ON A NEW INTERNAL REPAIRING LEASE
£19,500 P.A.**

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

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**UNITS 10/12/14 WHITEHALL PROPERTIES
OFF TOWNGATE, WYKE, BRADFORD**

1. LOCATION:

The unit forms part of a small industrial estate of similar units situated just off Towngate at the southern end of Wyke retail centre, and is convenient for local services and bus routes.

Junction 26 of the M62 motorway is within a few minutes driving distance.

2. GENERAL DESCRIPTION:

The premises comprise a single storey warehouse which offers a large open plan workshop area with loading doors to the front and rear, along with separate ladies and gentlemen's WC facilities and a kitchenette.

The premises also have the benefit of a yard to the rear of the premises for loading/parking.

Please note that motor trade uses are not permitted and the access road to the premises and rear yard are not suitable for HGV's.



3. ACCOMMODATION:

The property has a Gross Internal Floor Area of **381.6m² (4,108 sq. ft.)**

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. The premises are currently assessed with a neighbouring unit and will therefore require reassessment for rating purposes. Interested parties should make their own enquiries with the local authority.

5. TERMS:

The premises are offered to let on a new lease for a term of years to be agreed. The landlord will be responsible for repair and maintenance of the exterior and structure of the property. The tenant will be responsible for the maintenance of the interior and also for the loading/entrance doors and windows.

The tenant is also responsible for the cost of the buildings insurance premium.

The premises are offered to let at an initial rent of £19,500 per annum exclusive of VAT, rates, utilities and other outgoings.

6. LEGAL COSTS:

The ingoing tenant is to be responsible for the landlord's reasonable legal fees in connection with the preparation of the tenancy agreement.

7. SERVICES

We understand the premises benefit from all mains services, excluding gas. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

8. EPC

The premises have an Energy Rating of E (109).

9. VIEWING AND FURTHER INFORMATION:

By appointment with the agent:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

TELEPHONE:- 01274 307910

ASHLEY BOWLES

Amended 14 April 2025

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.