

**SINGLE STOREY INDUSTRIAL PREMISES
PLUS MEZZANINE
243M² (2,617 SQ. FT.)
UNIT 5 RIPLEY ROAD
BRADFORD**



- Situated in an established industrial location between Manchester Road & Wakefield Road.
- Electrically operated roller shutter loading door
- Mezzanine office and kitchen
- Forecourt parking/servicing/loading

TO LET £20,000 PER ANNUM

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

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1. LOCATION:

The premises form part of the Ripley Road Business Park, situated off Ripley Road, which in turn leads to Ripley Street, approximately midway between Manchester Road (A641) and Wakefield Road (A650), two of the main roads leading to and from Bradford city centre, which is situated approximately 1 mile to the north. Wakefield Road and Manchester Road both lead to the Bradford Outer Ring Road, which in turn provides access to the M606 Motorway, approximately 1 mile to the south.

2. GENERAL DESCRIPTION:

The premises provide a modern single storey industrial unit, within which a mezzanine has been installed. The unit is constructed on a steel portal frame with a pitched plastic coated steel sheet covered roof incorporating translucent panels and drained by plastic coated metal rainwater goods.

The premises have an electrically operated roller shutter with a security gate and bollards with personnel access being provided by a timber door with an electrically operated security shutter. To the mezzanine is a PVC double glazed window.

To the Ripley Road frontage is an asphalted parking/servicing area.

The premises provide a workshop/industrial area at ground level with a concrete floor incorporating drainage. Partitioned out of this area is a lobby, office and a WC. The mezzanine provides an office and a kitchen.

3. ACCOMMODATION:

The premises have the following approximate gross internal floor areas:

Ground Floor	210.23m ² (2,263 sq. ft.)
Mezzanine	32.89m ² (354 sq. ft.)
TOTAL GROSS INTERNAL FLOOR AREA	243.12M² (2,617 SQ. FT.)

4. SERVICES:

We understand the premises benefit from all mains services, other than gas. The property has a 3 phase electricity supply. We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Government website which states the property has a Rateable Value of £19,250 (Warehouse and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

6. LEASE TERMS:

The premises are offered to let on a lease for a term of 3 years, excluded from Sections 24-28 of the Landlord & Tenant Act 1954, on full repairing and insuring terms, at a rent of £20,000 per annum exclusive of rates and other outgoings and payable quarterly in advance.

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

7. EPC:

The property has an Energy Rating of E (101)

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

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

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

7 July 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

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.