

AWS

**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

4F & 4G

**HILLAM COURT
BRADFORD, BD2 1QN**

**TERRACE SINGLE STOREY
WORKSHOPS**

**500 SQ FT (46 SQ M) & 1,000 SQ FT
(92.9 SQ M)**

TO LET

GET IN TOUCH

Nick Arundel

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UNIT 4G



LOCATION

Hillam Court is located to the north of Bradford City Centre, just off Canal Road, in an area excellently situated to serve the Bradford and West Yorkshire conurbations.

DESCRIPTION

The two units provide single storey modern workshop accommodation available individually or as a combination. The properties comprises an open plan workshop with amenities and each unit has both pedestrian and longing access. **Please note we will not accept motor trade uses**

PLANNING

The property has planning consent for B1, B2 and B8 use.

RATEABLE VALUE

Enquiries should make their own enquiries with the District Valuer.

TERMS

The properties are available to let on a 5 year lease on a full repairing and insuring basis.

Unit 4F £6,000 pa.

Unit 4G £13,500 pa.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
4F	500	46
4G	1,000	92.6
TOTAL	1,500	139.8

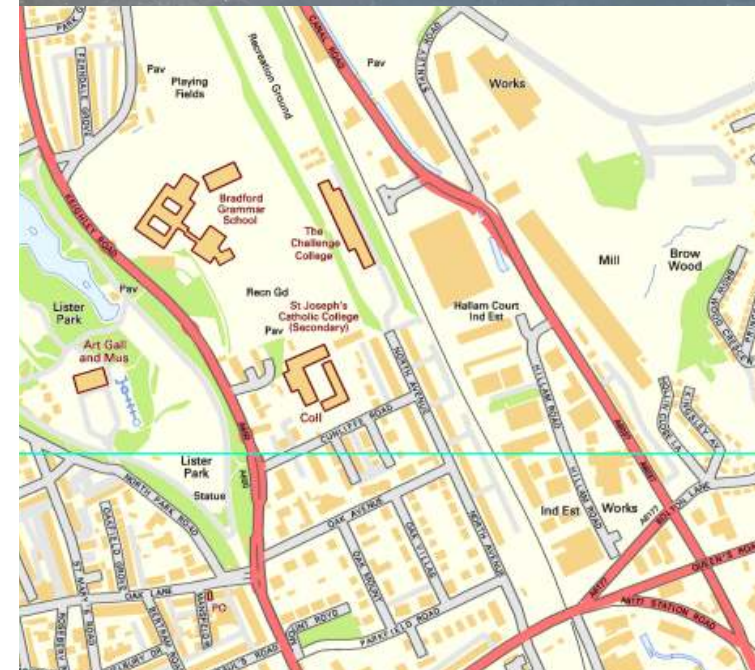
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT



UNIT 4F

