

# TO LET

Industrial Premises – Workshop/Storage Accommodation  
incorporating Office Elements  
Male, Female & Accessible WC Facilities  
12,837 sqft (1,193 sqm)



**RENT ON APPLICATION**

- **Modern industrial accommodation**
- **Well situated immediately off the city's inner ring road**
- **Available immediately**

**FORMER BARKEREND TRAINING CENTRE, BARKEREND ROAD,  
BRADFORD, BD3 9BD**

# FORMER BARKEREND TRAINING CENTRE, BARKEREND ROAD, BRADFORD, BD3 9BD

## Location

The property is situated around ½ a mile to the north east of Bradford City Centre. It is immediately off the city's inner ring road. Barkerend Road also connects with the city's outer ring road.

The immediate surroundings are essentially commercial and industrial in nature. The city centre and its amenities including bus and rail stations is within reasonable walking distance.

## Description

The property comprises a detached industrial building of steel portal frame construction with a mix of block, stone and profiled metal sheet to the elevations along with a profiled metal sheet roof covering. Accommodation is planned across ground floor only and split level in nature. It comprises workshop/storage accommodation with a series of internal offices/training rooms. The property has been used as a training centre previously. Male, female and accessible wc facilities are incorporated. Working heights are 16'4 to 19'6.

Externally there are 6 carparking spaces. The design of the building is such that an element of the ground floor accessible via a roller shutter access door could readily be used as an internal loading area/car park.

## Accommodation

### Ground Floor only

#### Lower element

With access via a roller shutter access door and incorporating a series of offices plus male, female and accessible wc facilities. This area could readily be adapted to provide internal loading and car parking.

5,423 sqft      504 sqm

#### Upper element

With personnel access from the front elevation. Accessible from the lower area via steps and a platform lift. Works accommodation plus a further series of offices. Female and accessible wc facilities

7,414 sqft      689 sqm

#### External

6 car parking spaces

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let by way of a formal business lease for a period of years to be agreed. Terms will be full repairing and insuring.

## Commencing Rent

On application

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9000-7974-0353-9660-0020>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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