

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

3A HILLAM COURT Bradford, BD2 1QN

2,811 SQ FT (261 SQ M) WITH MEZZANINE

TO LET

GET IN TOUCH
Nick Arundel

Tel: 0113 235 1362

E: nick@awsltd.co.uk



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 property comprises a ground floor warehouse/industrial unit of steel frame construction with brick and metal clad elevations.

The building benefits from a clear working height of circa 5m and has excellent yard parking and turning areas. The property has additional mezzanine storage space.

PLANNING

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

RATEABLE VALUE

Enquiries should make their own enquiries with the District Valuer.

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	SQ M
Ground floor warehouse/factory	2811	261
Additional mezzanine	2345	218

TERMS

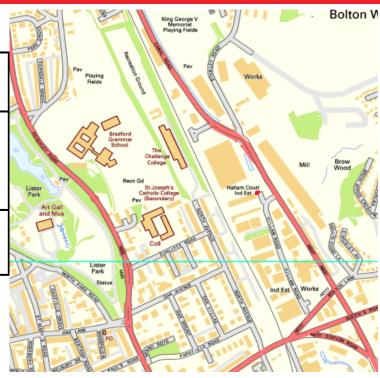
The property is available to let for a term & rent to be agreed/

ENERGY PERFORMANCE CERTIFICATE

And EPC is available upon request.

VIEWING

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



MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

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