

# AWS

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**

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### 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>	<u>SQ M</u>
<b>Ground floor warehouse/factory</b>	2811	261
<b>Additional mezzanine</b>	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

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



