



WHETLEY MILLS

Oakwood Warehouse
City Road/Arthington Street, Bradford, BD8 8JY



TO LET

Predominantly Single Storey Warehouse
Extending to Approximately 7,372.09 sq. m. (79,352 sq. ft.)
Rental: £2.75 per sq. ft.

ISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his or her own investigation before entering into any contract. No

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

T 01274 549969 F 01274 549979 W www.whetleymills.co.uk E info@whetleymills.co.uk

Registered in England & Wales No. 04388165



WHETLEY MILLS

Oakwood Warehouse – City Road/Arthington Street, Bradford, BD8 8JY

LOCATION

The property is situated approximately one mile north-west of Bradford City Centre and benefits from access from both Arthington Street and City Road. The site benefits from good local road communications and is about 500 metres south of the junction with A6177 Outer Ring Road and Whetley Hill. Whetley Hill links directly into the City Centre. Nearby occupiers include Grattan Plc, Narang Textiles, Mother Hubbards, Sparks Confectioners and McCambridge Plc.

PROPERTY

The property comprises a variety of predominantly single storey warehouse units of differing ages, forming one large structure. There is a mixture of brick, steel and steel framed and stone built buildings, some having northlight timber truss roofs, some of more recent construction. Unit 11, has a first floor area incorporating part offices of block construction and part open storage. Externally, there are various yard areas serving the complex, predominantly with access from City Road although, there is an additional access via Arthington Street.

ACCOMMODATION

The property currently comprises a number of warehouse units having the following principle gross internal floor areas:-

Warehouse 4	516.14 sq. m.	(5,556 sq. ft.)
Warehouse 5	245.39 sq. m.	(2,641 sq. ft.)
Warehouse 6	691.73 sq. m.	(7,446 sq. ft.)
Warehouse 7	814.98 sq. m.	(8,772 sq. ft.)
Warehouse 8	425.99 sq. m.	(4,585 sq. ft.)
Warehouse 9	386.49 sq. m.	(4,160 sq. ft.)
Warehouse 10	864.34 sq. m.	(9,304 sq. ft.)
Warehouse 11	1,000.36 sq. m.	(10,768 sq. ft.)
Warehouse 12	1,164.12 sq. m.	(12,530 sq. ft.)

First Floor

Offices & Storage 1,167.76 sq. m. (12,570 sq. ft.)

Mezzanine

Storage 94.79 sq. m. (1,020 sq. ft.)

Total Gross Internal Floor Area Approx. 7,372.09 sq. m. (79,352 sq. ft.)

RATING ASSESSMENT

The property is currently assessed as part of a larger complex and will require reassessment for rating purposes.

RENTAL PRICE

Rental: £2.75 per sq. ft.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is available upon request.

VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd

Whetley Mills Ltd – Tel: 01274 549969

Email: info@whetleymills.co.uk

www.whetleymills.co.uk (1111 UL April 08/Sep 10/Oct 10/)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

T 01274 549969 F 01274 549979 W www.whetleymills.co.uk E info@whetleymills.co.uk

Registered in England & Wales No. 04388165