



The Gatehouse

222A Allerton Road, Allerton, Bradford, BD15 7AA

WORKSHOP / OFFICE SPACE TO LET

951 sq ft
(88.35 sq m)

- New lease - Flexible Terms
- Prominent location
- Roller Shutter and personal access door
- On site and on street parking
- No motor trade



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Summary

Available Size	951 sq ft
Rent	£7,500 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Location

Prospect Mills is located fronting Allerton Road on the edge of Allerton Village, some 4 miles north west of Bradford City Centre. Thornton Road (B6145) is a short distance away providing direct access to the main outer Bradford Ring Road (Ingleby Road) and the M606 which is some 4 miles to the south.

Description

Prospect Works is part of a multi occupied brick built mill complex which is home to a mixture of office, storage, works and studio uses. The available accommodation comprises a self-contained, ground floor warehouse/storage with first floor office accommodation. The property comprises the following features:

- Roller shutter door with separate personnel access
- Security Alarm
- UPVC double glazed windows
- WC facilities
- Florescent strip lighting throughout
- Max eaves 5.8 metres
- Min eaves 3.4 metres

Accommodation

The accommodation comprises the following areas:

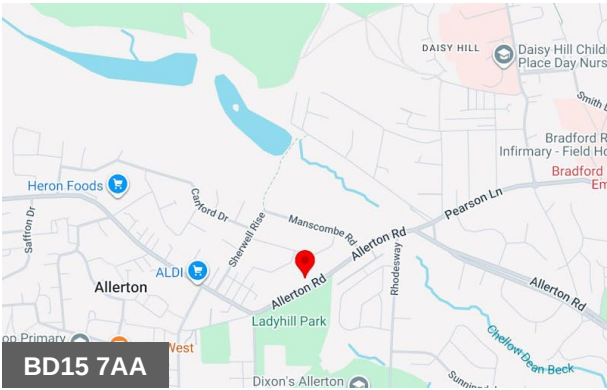
Name	sq ft	sq m	Availability
Unit - Warehouse	529	49.15	Available
1st - Office & Facilities	422	39.21	Available
Total	951	88.36	

Terms

Available by way of a new full repairing and insuring lease for a term of years to be negotiated.

Viewings

Viewings are available, by appointment only.



Viewing & Further Information



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