

# INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT TO LET



## UNIT 3, YOUNG STREET INDUSTRIAL ESTATE, BRADFORD, BD8 9RE

- 251.06 sq.m (2,702 sq ft)
- Good access to the M606 motorway
- Established commercial location
- Suitable for a variety of uses (Subject to Planning)
- Service yard providing loading and parking

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

Young Street Industrial estate is located approximately 2 miles west of Bradford City Centre, off Thornton Road (B6145), which provides direct access to the Bradford Ring Road and M606.

The estate is situated in a well-established commercial area with nearby occupiers including Hellman, Ormandy Rycroft Engineering and Spartan Motor Factors. The Victoria Shopping Centre is also close proximity with occupiers including The Range, B&M, Card Factory, Morrisons, KFC, Taco Bell and McDonalds.

## DESCRIPTION

The estate comprises of 7 units, and the property is a well-positioned end-terrace industrial unit of steel portal frame construction beneath a pitched roof which incorporates rooflights. The unit benefits from a generous eaves height of approximately 4.24 m (13'9") and roller shutter door access to the front, providing loading and operational efficiency.

Internally, the accommodation benefits from a wc and is arranged in a functional open-plan layout, offering excellent flexibility and suitability for a range of industrial, storage, or trade-related occupiers. The secure yard unit is easily accessible, with convenient loading arrangements and on-site circulation suitable for commercial vehicles.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **251.06 sq.m. (2,702 sq.ft)**.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£21,000 per annum exclusive** of rates, service charge and insurance.

## RATES

We understand the property is assessed as follows:-

Rateable Value     £15,750

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting Reassessment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
Feb-2026

#### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.