

HIGH BAY WAREHOUSE FACILITY

Hollingwood Lane / Chelsea Road, Bradford
109,001 SQ FT (10,126 SQ M)

- HIGH BAY WAREHOUSING
- HEATED, LIT, & SPRINKLERED
- DOCK & GROUND LEVEL LOADING
- SHORT TERM FLEXIBLE LEASING CONSIDERED



Contacts

Dave Cato

t: 0113 394 8821

m: 07983 388 939

e: dave.cato@cbre.com

CBRE Ltd

Toronto Square
Toronto Street
Leeds
LS1 2HJ

www.cbre.com

LOCATION

The property is located on Chelsea Road which is accessed just off Hollingwood Lane close to the junction of Clayton Road. Bradford City Centre is approximately 2 miles to the north-east with the M606 motorway approximately 2 miles to the south-east via the A6177 (Bradford Ring Road.) The M606 motorway links directly into the M62 motorway at Junction 2 providing excellent access to the West Yorkshire region and beyond.

DESCRIPTION

The property is a 1970's industrial / warehouse facility of steel portal frame construction, the salient points are:-

- 11.75m to underside of haunch
- Warehouse heated, lit and sprinklered
- External loading bay and canopy (6 dock level loading positions)
- 1 ground level loading door
- 3 storey integral office and welfare facilities

Externally the property has the benefit of the following:-

- Concrete surfaced service yard
- Ample staff parking provision
- On site security

The property can operate with 24/7 unrestricted access.

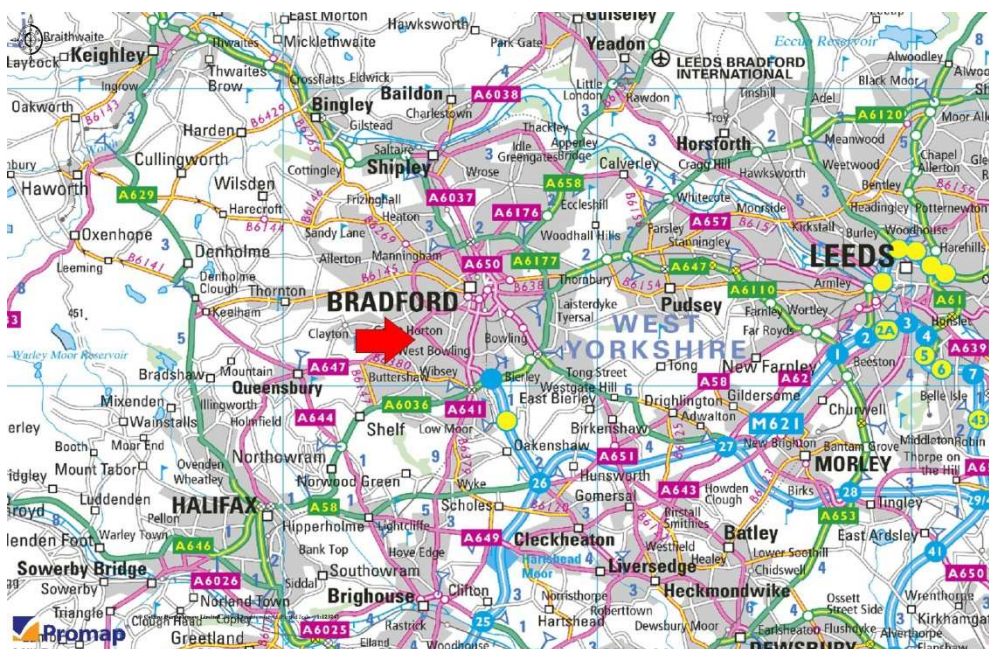
EPC

The property has a score of 112 and a rating of E. A copy of the EPC is available

HIGH BAY WAREHOUSE FACILITY

Hollingwood Lane / Chelsea Road, Bradford
109,001 SQ FT (10,126 SQ M)

- HIGH BAY WAREHOUSING
- HEATED, LIT & SPRINKLERD
- DOCK & GROUND LEVEL LOADING
- SHORT TERM FLEXIBLE LEASING CONSIDERED



Contacts

Dave Cato

t: 0113 394 8821

m: 07983 388 939

e: dave.cato@cbre.com

CBRE Ltd

Toronto Square

Toronto Street

Leeds

LS1 2HJ

www.cbre.com

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

| Description | Sq ft | Sq M |
|-------------------------------|----------------|---------------|
| Main Warehouse | 83,327 | 7,741 |
| Warehouse (restricted height) | 18,915 | 1,757 |
| Offices (3 Storey) | 2,732 | 253 |
| External Loading Bay | 4,027 | 374 |
| Total | 109,001 | 10,126 |

*The property benefits from a concrete mezzanine at first floor level which extends to circa 19,370 sq ft (1,799 sq m).

Consideration may be given to leasing in part.

RATEABLE VALUE

The property is part of a larger assessment. Interested parties are advised to make their own enquiries with the Valuation Office.

EPC

A full Energy Performance Certificate can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in this transaction.

TENURE

The property is available on full repairing and insuring leases for a term to be agreed. The quoting rent is £272,500 per annum exclusive of all other outgoings.

DISCLAIMER: CBRE LIMITED

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

CBRE