



Hall Lane, Bradford BD4 7DN

FOR SALE

Development / Open Storage
Opportunity

**1.027 Acres
(0.415 Hectares)**

DESCRIPTION

The property comprises a triangular plot of land that has previously been used as a concrete mixing site. The property is situated over two main plateau's which are predominantly concrete hard standing. There are two points of access from Hall Lane into the site servicing each of these areas. Within the centre of the site, there is a concrete mixing facility which will remain in situ.

The site is fully secure and enclosed by perimeter fencing.

- ✔ Site of 1.027 acres
- ✔ Former concrete mixing site
- ✔ Predominantly concrete hard standing
- ✔ Enclosed site with two access points
- ✔ Approximately 1.2 miles south of Bradford city centre



LOCATION

The property is located on Hall Lane in Bradford, approximately 1.2 miles to the south of Bradford city centre. The property is accessed via Hall Lane which in turn provides access to Wakefield Road and is within the periphery of Bradford city centre. The M606 can be accessed within 1.3 miles to the south west, which in turn provides connectivity to the M62.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1.027	0.415

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

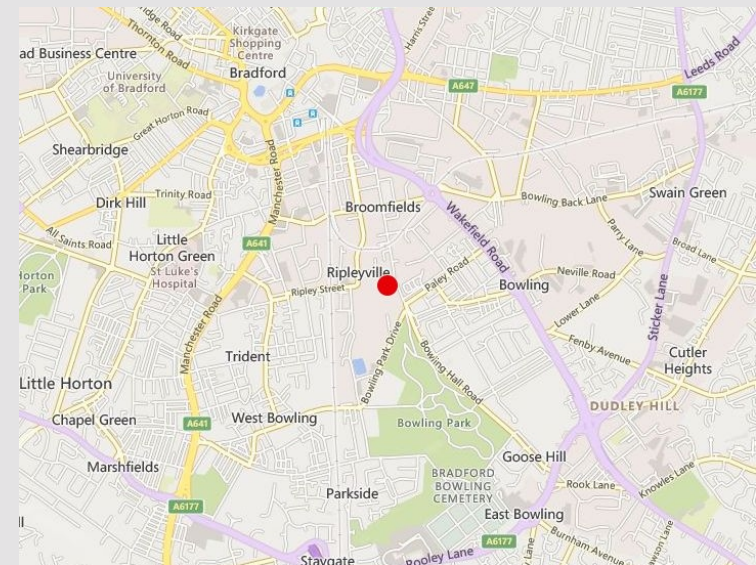
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The current rateable value for the property is £35,000.

EPC

We understand that the property is exempt from an EPC report.



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Regulated by RICS 22-Aug-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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