

## FOR SALE

**UNIT 3 LOW MOOR BUSINESS PARK  
HUDDERSFIELD ROAD  
LOW MOOR  
BRADFORD  
BD12 0NB**

- SINGLE STOREY WORKSHOP/WAREHOUSE UNIT
- ESTABLISHED & POPULAR INDUSTRIAL ESTATE
- GIA OF 261.91 SQ MTRS (2,819 SQ FT)



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Bradford, BD12 0NB

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## Location

Low Moor Business Park is located off Huddersfield Road (A641), a principal arterial route, around 3 miles south of Bradford City Centre.

It enjoys a convenient and accessible position in a mixed industrial and commercial area.

## Description

The unit provides an open plan workshop/warehouse area, office and toilet facilities at ground floor, with an open plan office to include a kitchenette at first floor.

It benefits from drive in loading access and an internal eaves height of around 4.95m (16' 3").

There are three parking spaces available outside the unit.

## Accommodation

The approximate gross internal floor area of the property is:		
	Sq M	Sq Ft
Ground Floor	207.73	2,236
First Floor	54.18	583
<b>Totals</b>	<b>261.91</b>	<b>2,819</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



## Terms

The property is available freehold with vacant possession.

## Price

**Offers invited in the region of £200,000 plus VAT.**

## Viewing

For further information and viewing arrangements please contact the sole selling agent:

### Paul Diakiw

01274 452000  
paul.diakiw@walkersingleton.co.uk

### Fortune Nguwo

01274 452000  
fortune.nguwo@walkersingleton.co.uk

Ref: 45883  
Apr-24

## Rateable Value

Under the 2023 Rating List the unit has an entry as 'Store and premises' with a rateable value of £13,000.

## EPC

An Energy Performance Certificate (EPC) for the property is being commissioned and will be made available to seriously interested parties upon request.



Raven House, Kingsgate, Bradford, BD1 4SJ

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