

## FOR SALE

**7 OXFORD PLACE  
BRADFORD  
BD3 0EF**

- TWO STOREY WAREHOUSE & OFFICES
- CONVENIENT & ACCESSIBLE LOCATION
- GIA OF 535.17 SQ MTRS (5,761 SQ FT)
- EXTENSIVE ACCOMMODATION
- ON-SITE PARKING PROVISION



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## Location

The property is located in the city of Bradford around ¼ mile north-east of the city centre in a mixed industrial, commercial and residential area, enjoying a convenient and accessible position.

## Description

The property comprises an end-of-terrace hybrid industrial building forming part of a small industrial complex. It is 2-storey providing warehousing/stores and associated accommodation at ground floor, with offices at first floor.

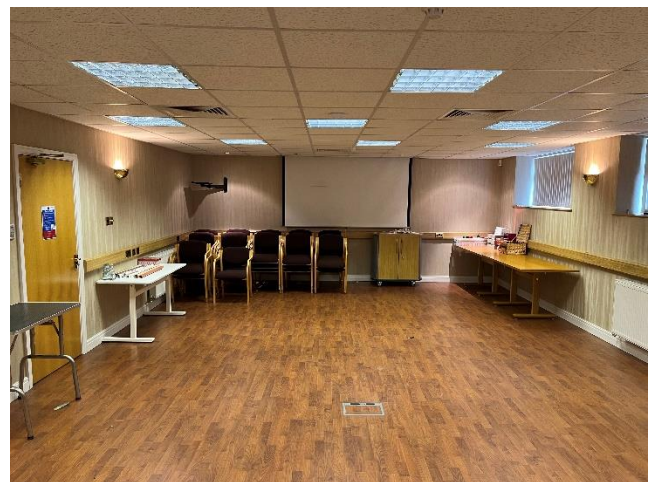
At ground floor there is an entrance lobby with staircase to the first floor, warehouse/stores, 2 workrooms, 3 offices and a rear lobby area with a secondary staircase to the first floor. At first floor there are 6 individual offices, a boardroom/presentation room, kitchen, IT room/office and toilet facilities.

Externally, there is a hard surfaced yard area fronting the building providing private on-site parking for some 10 cars.

## Accommodation

The approximate gross internal floor area of the property is:		
	Sq M	Sq Ft
Ground Floor	271.79	2,926
First Floor	263.38	2,835
<b>Totals</b>	<b>535.17</b>	<b>5,761</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.



## Rateable Value

Under the 2023 Rating List the unit has an entry as 'Workshop and premises' with a rateable value of £31,500.

## EPC

The Energy Performance Assessment Rating of the property is Band E (107).

## Terms

The property is available freehold with vacant possession.

## Price

**Offers invited in the region of £375,000.**

## Viewing

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

**Paul Diakiw**

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Apr-24



Raven House, Kingsgate, Bradford, BD1 4SJ

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