

# FOR SALE/TO LET SUBSTANTIAL WAREHOUSE/ INDUSTRIAL PREMISES

Eddisons



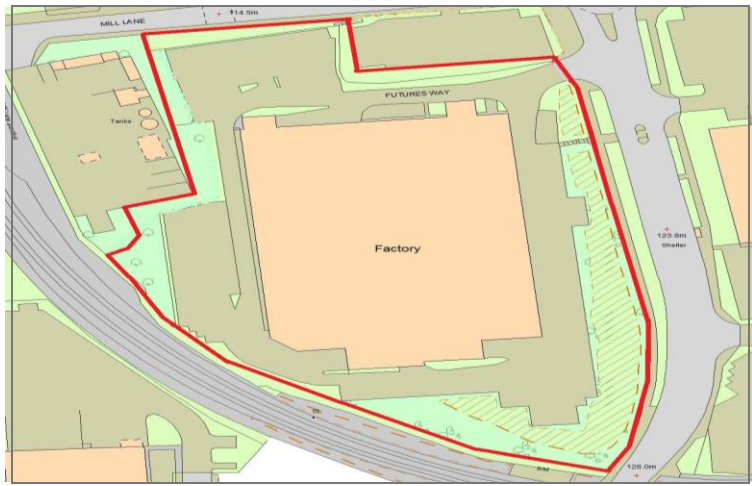
FUTURES WAY, OFF BOLLING ROAD, BRADFORD, BD4 7EB

PRICE/RENTALS UPON APPLICATION

- Rare freehold opportunity.
- Situated in an excellent position for motorway access.
- Extensive site area extending to 4.3 acres.

AVAILABLE SPACE  
6,772.34m<sup>2</sup> (72,898sq ft)





## LOCATION

The property is situated approximately ½ mile to the south of Bradford city centre, at the junction of Mill Lane and Bolling Road/Futures Way.

The surrounding area is an established industrial location being midway between Manchester Road (A641) and Wakefield Road (A650) both of which give excellent access to the south of the city and on to the M606 motorway (which connects on to the wider regional/national motorway network).

## DESCRIPTION

The property provides a substantial single storey, mainly 2-bay warehouse/industrial building set within a secure 4.3 acre site. The walls are clad in profiled metal sheeting from ground to roof level and the property benefits from multiple loading facilities/points including ground and dock level. Internally, the accommodation provides office space, warehouse/ production areas and ancillary facilities.

The total floor area, on a GIA basis, is as follows:-

UNIT	M <sup>2</sup>	SQ FT
Former Office/Showroom/ Ancillary facilities	1,162.76	12,516
Warehouse 1	882.94	9,504
Warehouse 2	1,234.29	13,286
Warehouse 3	224.17	2,413
Warehouse 4	271.08	2,918
Warehouse 5	1,039.94	11,194
Warehouse 6	1,686.73	18,156
Loading/Central Runway	270.43	2,911
<b>Total Floor Area</b>	<b>6,772.34</b>	<b>72,898</b>

Externally the building is served by excellent yard facilities with full circulation around the building, and further benefits from excellent car parking facilities.

## RATEABLE VALUE

Description / Warehouse and Premises  
Rateable value / £211,000

## EPC

The property has an Energy Performance Asset rating of C. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available for sale on a freehold basis or to let on terms to be agreed.

Price and rentals upon application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the sole agents:

Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com  
Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.3719A

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T: 01274 734 101

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