

FOR SALE/MAY LET
SUPERB CAR SHOWROOM/OFFICE
BLOCK WITH EXTENSIVE YARD/ CAR
PARK


Eddisons



240 CANAL ROAD, BRADFORD, BD1 4SX

PRICE ON APPLICATION

- \ High specification premises suitable for a variety of uses (STP).
- \ Excellent secure/enclosed yard and car parking facilities.
- \ Prominent location.
- \ Due to relocation (business unaffected).

AVAILABLE SPACE

1,932.48m² (20,801sq ft)

Site area of 0.26 Ha (0.65 Acres)



LOCATION

The property enjoys a prominent main road frontage to Canal Road, one of the main arterial routes in and out of Bradford city centre.

Canal Road connects with the inner ring road which provides good access to the city centre and the M606 is only circa 3.5 miles in distance. To the north is Shipley and Leeds is approximately 9.5 miles to the east.

DESCRIPTION

The property comprises a high specification two storey bespoke car showroom, office and warehouse block being steel portal framed with concrete floors throughout under a pitched metal sheet roof.

At first floor level the accommodation consists of a showroom area, attractive offices and staff facilities including a gymnasium. A number of high quality private and general offices are divided out in glazed partitions with suspended ceilings.

The ground floor accommodation provides a front showroom area, office/store rooms, two mezzanine office/store rooms and a warehouse area with a separate workshop benefitting from an Omer 3000kg vehicle lift linking the ground and first floor. Access is via 2 drive in roller shutter doors.

	M ²	SQ FT
GROUND FLOOR		
Showroom/offices	202.90	2,184
Warehouse and garage	604.06	6,502
Mezzanine stores	38.09	410
FIRST FLOOR		
Showroom	770.82	8,297
Offices with stores	316.61	3,408
Total floor space	1,932.48	20,801

Externally the property benefits from extensive yard/car parking facilities with an electronic sliding gate. All mains services are in situ.

RATEABLE VALUE

Description / Car Showroom and Premises

Rateable value / £98,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold and offered with full vacant possession upon completion.

Price on application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padgett@eddisons.com

Email / matthew.jennings@eddisons.com

OCTOBER 2019

SUBJECT TO CONTRACT

FILE REF / 731.4226A (114658)

For more information, visit eddisons.com/property
T: 01274 734101

Important Information

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.


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Energy Performance Certificate

Non-Domestic Building



Kahn Group Ltd
240 Canal Road
BRADFORD
BD1 4SX

Certificate Reference Number:
0430-0432-3209-5000-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 39 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Other
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2000
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	4.87
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
66	If typical of the existing stock