

FOR SALE INDUSTRIAL/WAREHOUSE COMPLEX WITH HIGH BAY FACILITY

Eddisons



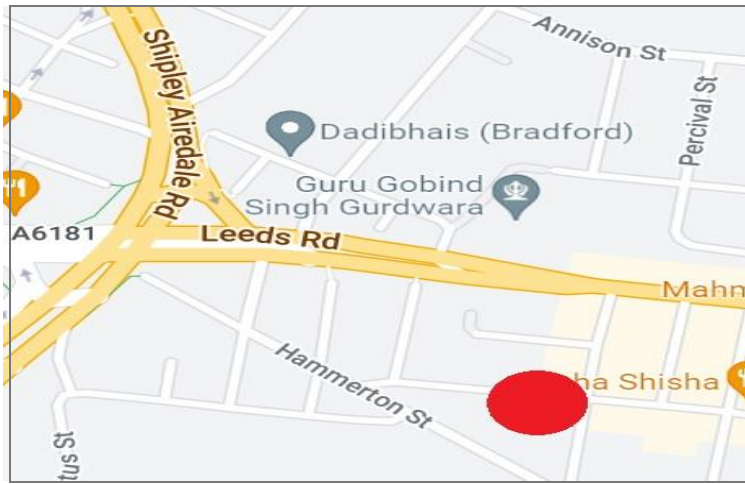
FULLERTON STREET, BRADFORD, BD3 9QT

PRICE ON APPLICATION

- Substantial former engineering works.
- 10m eaves with overhead crange.
- Drive in and tailboard loading/access.
- Storage/amenity block.

AVAILABLE SPACE

2,164.48m² (23,298sq ft)



LOCATION

The property is situated at the junction of Fullerton Street and Buck Street, just off the A647 Leeds Road and approximately ¾ miles from Bradford city centre. The M606 is 2 miles distant.

The premises are located in a long established industrial area and are well placed for access to both the city centre and Ring Road/M606.

DESCRIPTION

The property comprises a lofty single storey engineering works benefiting from crange and 10m eaves which interconnects with adjoining single storey works/warehouse having a 7.5m eaves. Drive in and tailboard access/ loading is available from both Fullerton Street and Hammerton Street. The premises also include a four storey office/stores block.

UNIT	M ²	SQ FT
Single storey engineering/works (10m eaves)	863.99	9,300
Single storey works (7.5m eaves)	356.65	3,839
Four storey offices/stores	943.84	10,159
Total	2,164.48	23,298

RATEABLE VALUE

Awaiting assessment.

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The freehold is offered with vacant possession.

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
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SUBJECT TO CONTRACT
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