

FOR SALE **DUE TO RELOCATION**  
EXTENSIVE INDUSTRIAL  
PREMISES

Eddisons



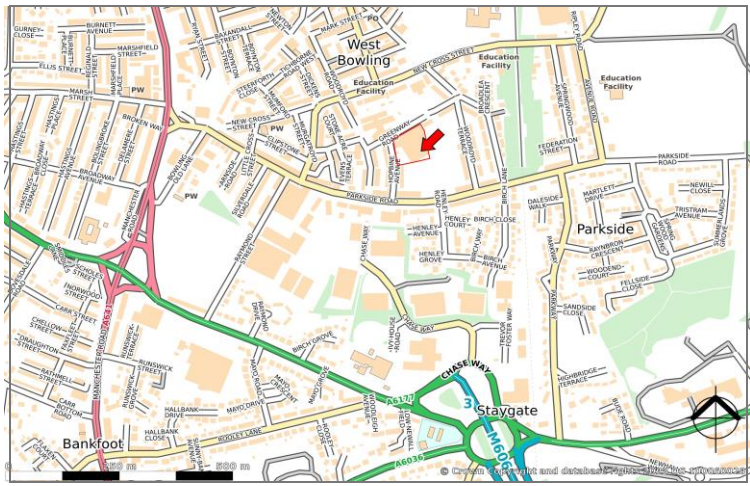
## FSD WORKS, HOPBINE AVENUE, WEST BOWLING, BRADFORD, BD5 8ER

### PRICE ON APPLICATION

- Rare industrial freehold opportunity.
- High quality showroom/offices.
- Dedicated parking.
- Located just off Manchester Road (A641).

### AVAILABLE SPACE

2,737.58m<sup>2</sup> (29,467sq ft)



## LOCATION

The property enjoys a substantial frontage to both Hopbine Avenue and Greenway Road, located off Manchester Road (A641) being approximately 1.5 miles south of Bradford city centre.

The M606 motorway is less than 1 mile away, thereby allowing connections on to the national motorway network.

## DESCRIPTION

The property comprises of an open plan northlight warehouse being of stone construction and an interconnecting two storey showroom/office block of stone construction under a pitched roof.

The premises benefit from solid concrete floor throughout, and an eaves height of approx. 4m.

The showroom and offices benefit from a mix of open plan and partitioned out office suites, staff facilities, meeting rooms and a reception area with a high quality fit out throughout.

UNIT	M <sup>2</sup>	SQ FT
Warehouse	1,954.22	21,035
Lower Ground Office	414.07	4,457
Ground Floor Showroom	369.29	3,975
<b>Total approx. GIA</b>	<b>2,737.58</b>	<b>29,467</b>

Externally the property benefits from a secure and surfaced staff car park.

## RATEABLE VALUE

To be reassessed.

## EPC

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

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available freehold and 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  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

**SUBJECT TO CONTRACT**  
FILE REF / 731.4429A (171806)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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