

FOR SALE/MAY LET **DUE TO RELOCATION**
DETACHED INDUSTRIAL/
WAREHOUSE PREMISES

Eddisons



EDWARD HOUSE, PARRY LANE, BRADFORD, BD4 8TL

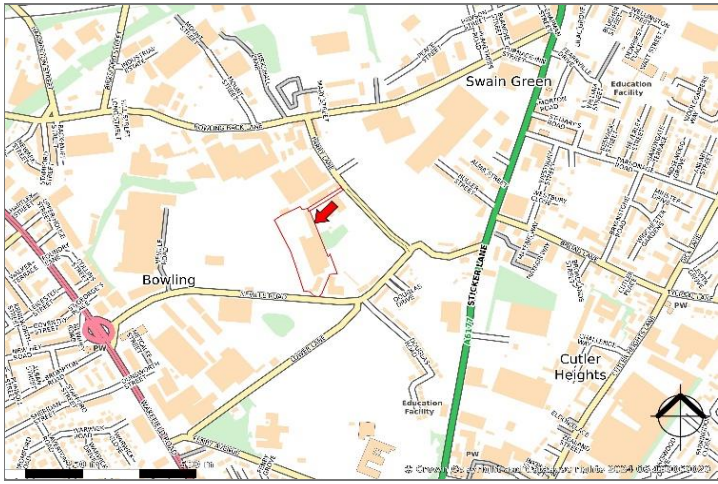
PRICE/RENTAL ON APPLICATION

- Superb access to Bradford city centre and the M606 motorway.
- Eaves height of up to 6.81m.
- Loading via 10 ground level roller shutter doors.
- Large secure yard and loading area with separate parking.
- Fully secure and gated site with barrier controlled access.

AVAILABLE SPACE

4,503.14m² (48,474sq ft)

On an overall site of approx. 3.69 acres
(1.49 Ha)



LOCATION

The property is strategically located just off the Bradford Ring Road (A6177), approximately 1 mile to the south east of Bradford city centre and just over 2 miles from the M606 motorway.

The property itself is accessed off Parry Lane, which leads directly to the Bradford Ring Road (A6177).

DESCRIPTION

The property provides a detached industrial/warehouse premises with the following specification.

- Eaves height of up to 6.81m
- Loading via 10 ground level roller shutter doors
- Large secure yard and loading area with separate parking
- Fully secure and gated site with barrier controlled access
- High quality ancillary office accommodation/welfare facilities

	M ²	SQ FT
Warehouse/Industrial Accommodation	3,959.11	42,616
Ground Floor Offices	469.32	5,052
First Floor Welfare/Storage	74.84	806
Total	4,503.27	48,474
Mezzanine	361.50	3,891

Externally the property benefits from extensive yard and car parking on an overall site of approximately 3.69 acres.

RATEABLE VALUE

Description / Factory and Premises
Rateable value / £105,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of a freehold sale.

Price on application.

A letting on a new full repairing and insuring basis on terms to be agreed could also be considered.

Rental on application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the joint agents:

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

GV & Co
Tel / 0113 245 6000

SUBJECT TO CONTRACT
FILE REF / 731.4489A (180454)

For more information, visit eddisons.com
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