



Futures Way

Bolling Road, Bradford, BD4 7EB

**Fully Let Investment,
Extensively Refurbished,
Established Industrial Location.**

72,564 sq ft
(6,741.42 sq m)

- 7.28% Net Initial Yield
- Let to Joda Logistics for a term of 5 years
- Fully Refurbished
- Detached Industrial Premises
- Established Industrial Location
- 4.3 Acre Secure Site
- Large Secure Surfaced Yards

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Summary

Available Size	72,564 sq ft
Price	Offers in excess of £4,500,000
Rateable Value	£250,000
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party is liable for their own fees in connection with the transaction.
EPC Rating	C

Description

Detached fully let industrial premises available for sale in an established industrial location.

Providing a substantial single storey warehouse/industrial building that has recently undergone refurbishment throughout.

- Single Freehold title
- Steel portal frame
- Metal profile clad elevations
- Solid concrete floor throughout
- Various level and dock loading doors
- High specification internal offices
- LED lighting throughout
- Secure fenced site
- Extensive yard areas

Location

The property is situated in an established industrial location, approximately 0.5 miles south of Bradford city centre. The property is between both the A650 Manchester Road and the A641 Wakefield Road, these provide excellent transport links to the A6177 Bradford Ring Road and the M606 motorway, giving access to Junction 26 of the M62 (which connects onto the wider national motorway network).

Terms

The property is available for sale subject to the current occupational lease:

Tenant: Joda Freight Ltd

Term: 5 years

Rent: £349,000 per annum exclusive

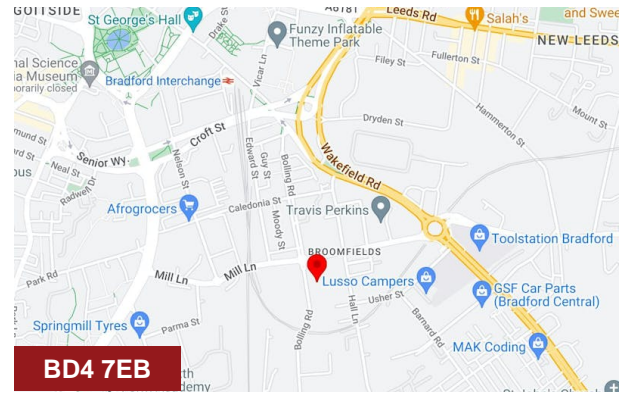
Rent deposit: Rent deposit in place

Lease commencement: 22 December 2023

Break: Tenant only at the third anniversary

LTA: Contracted within the provisions of the LTA 1954

Rent review: 22 December 2026, upward only



Viewing & Further Information



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