

TO LET (MAY SELL)  
SUBSTANTIAL DETACHED  
FORMER RESOURCE CENTRE



FORMER WHETLEY HILL RESOURCE CENTRE,  
3 WHETLEY HILL, BRADFORD, BD8 8NL

£75,000 PER ANNUM EXCLUSIVE

- \ Substantial detached former resource centre over two floors with mezzanine.
- \ Suitable for a variety of uses.
- \ Occupying a site of approximately 0.78 Hectares (1.92 Acres) with excellent car park.

AVAILABLE SPACE  
1,568m<sup>2</sup> (16,878sq ft)





## LOCATION

The property is situated fronting onto Whetley Hill (B6144), the continuation of White Abbey Road, which subsequently becomes Toller Lane, approximately ½ mile north west of Bradford city centre. White Abbey Road/Whetley Hill, is a well known retail and commercial area and the property has substantial frontage to Whetley Hill, close to its junction with Arthington Street and near to the junction with Whetley Lane/Carlisle Road (A6177) – Bradford outer ring road.

The property is immediately adjacent to a substantial showroom/retail unit for Crown Textiles, near Café Regal and other occupiers in the immediate vicinity include Punjab Cloth House, Atique Textiles and Rani's etc.

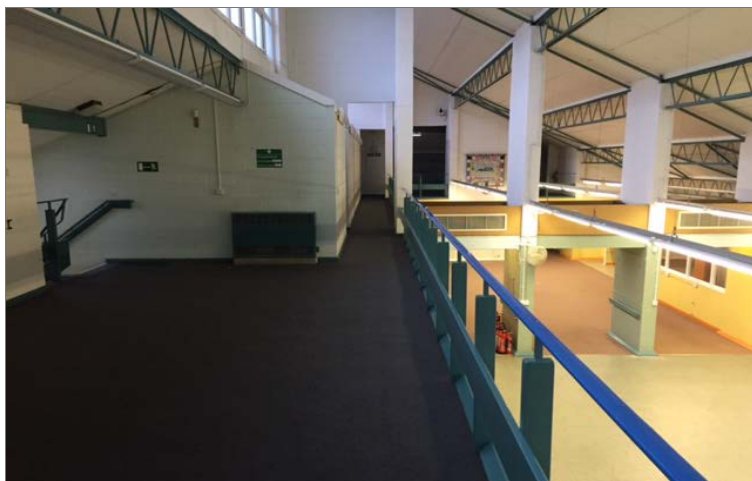
## DESCRIPTION

The property comprises the former Whetley Hill Resource Centre, which comprises a substantial part single, part two storey with mezzanine building, having substantial frontage to Whetley Hill, and occupying a site of 0.78 hectares (1.92 acres). The property includes a large car parking area and landscaped area with mature trees.

The property provides the following accommodation:-

<b>Lower Ground Floor</b>		
Offices, meeting rooms, storeroom, ladies/gents toilets etc		
<b>Ground Floor</b>		
7 x offices, open plan meeting hall/room, reception area, disabled facilities, meeting room etc		
<b>Mezzanine Level</b>		
Ladies and gents facilities, offices		
<b>Total Floor Area</b>	<b>1,568m<sup>2</sup></b>	<b>16,878sq.ft.</b>

Large car park and grounds.



## RATEABLE VALUE

The property will require reassessment upon occupation.

## PLANNING

Suitable for a variety of uses subject to planning. We understand that a Tree Preservation Order relates to certain trees within the site area.

## VAT

The property is elected for VAT and will be charged at the prevailing rate in addition to the rent or freehold price.

## TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rental £75,000 per annum exclusive plus VAT.

Our clients would consider offers for the freehold interest – further information upon 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

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SEPTEMBER 2017

SUBJECT TO CONTRACT

For more information, visit [eddisons.com/property](http://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 whatever 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

**Eddisons**

# Energy Performance Certificate

## Non-Domestic Building



Whetley Hill Resource Centre  
3 Whetley Hill  
BRADFORD  
BD8 8NL

Certificate Reference Number:  
9336-3088-0164-0300-9395

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1601
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	70.31
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

90

If typical of the existing stock