FOR SALE

ATTRACTIVELY REFURBISHED PROMINENT OFFICE BLOCK

THE OLD CLOCKHOUSE, 46-48 ODSAL ROAD, WIBSEY, BRADFORD, BD6 1AQ

PRICE ON APPLICATION

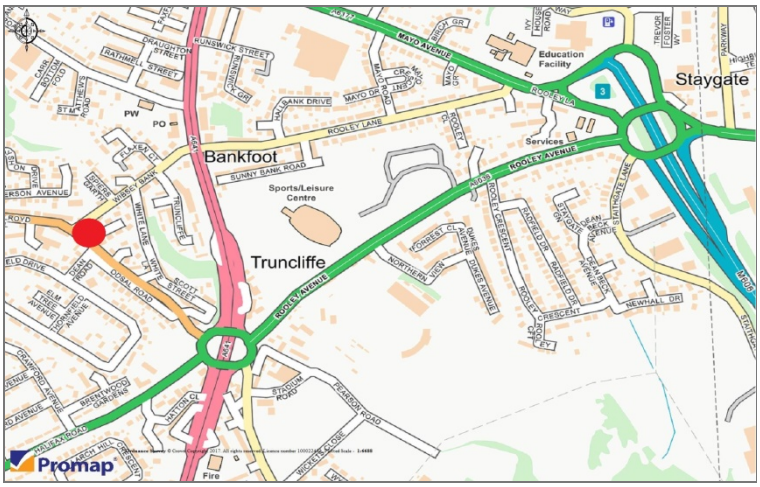
\ Rare freehold opportunity on a prominent roadside location.

\ Quality refurbished office space.

\ Ideal for a variety of uses.

AVAILABLE SPACE

439.99m² (4,736sq ft)



LOCATION

The property is located fronting Odsal Road with its junction with Holroyd Hill and Wibsey Bank approximately 2 miles to the south of Bradford city centre. The M606 motorway is only 1 mile to the east.

The centre of Wibsey is close by with all local amenities a short walk away.

DESCRIPTION

The premises comprise a part two, part three storey stone and slated office block providing excellent refurbished accommodation benefiting from suspended and feature ceilings incorporating spot lighting, quality floor coverings and attractive glazed partitioning.

First Floor	M²	Sq Ft
Office suite divided into private and general office areas	179.77	1,935
Ground Floor		
Office suite with open reception, private and general offices areas, ancillary stores and toilet facilities	179.77	1,935
Lower Ground Floor		
Office/studio area	80.45	866
Total Floor Area (approx.)	**439.99**	**4,736**

All mains services are available. The property is heated by hot water pipes and radiators served from a gas fired central heating boiler.

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £15,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The freehold is available 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 / john.padgett@eddisons.com
Email / james.stephenson@eddisons.com

JULY 2017
SUBJECT TO CONTRACT
FILE REF / 731.3942A

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(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