

FOR SALE
RARE INDUSTRIAL INVESTMENT
OPPORTUNITY

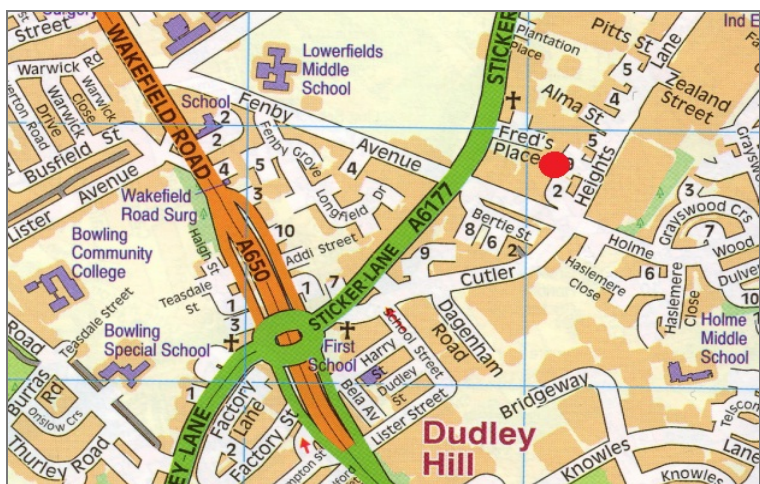


UNITS 1 & 2, MITRE COURT, CUTLER HEIGHTS LANE,
BRADFORD, BD4 9JY

OFFERS IN THE REGION OF £425,000

- \ Rare investment opportunity.
- \ Popular location with good motorway links.
- \ Currently producing £30,000 per annum.

AVAILABLE SPACE
806.40m² (8,680sq ft)



LOCATION

Mitre Court is situated just off Cutler Heights Lane, which is close to the main outer ring road, approximately 2 miles from the city centre and approximately 1.5 miles from the M606 motorway.

Cutler Heights Lane connects onto Dick Lane which in turn connects with Leeds and Bradford ring roads, thereby providing access to all surrounding areas.

Nearby occupiers include GSF Car Parts, Barrett Steel and Wurth.

DESCRIPTION

Units 1 and 2 form part of a modern single storey steel portal framed terrace of industrial/warehouse/trade counter units, which are constructed under a single bay insulated profile metal sheet roof incorporating Perspex roof lights.

Both units benefit from solid concrete floors throughout and drive in access via up and over metal roller shutter doors.

Unit 1 currently offers trade counter, office and ancillary facilities at ground floor level, with first floor offices and a small mezzanine.

Unit 2 provides open plan industrial/warehouse accommodation at ground floor level with partitioned out offices both at ground floor and first floor level.

UNIT	M ²	SQ FT
Unit 1	347.28	3,738
Unit 2	459.12	4,942
Total Floor Area	806.40	8,680

The units are served by a spacious surfaced yard and car parking area, with approximately 6 car parking spaces per unit along with a small over spill car park.

RATEABLE VALUE

Unit 1

Description / Warehouse and Premises

Rateable value / £15,750

Unit 2

Description / Warehouse and Premises

Rateable value / £24,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available for sale subject to the existing occupational tenancy and we are instructed to seek offers in the region of £425,000 (reflecting a low capital value of approx.. £49 psf).

Both units are let to the same tenant (Auto Lift UK Ltd) on new 5 year leases from December 2015 at a rent of £30,000 per annum exclusive.

Further details on the lease are available upon request.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons

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REVISED SEPTEMBER 2017

SUBJECT TO CONTRACT

FILE REF / 731.3797A

For more information, visit eddisons.com/property
T: 01274 734101

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Eddisons

Energy Performance Certificate

Non-Domestic Building



Unit 2
Mitre Court
BRADFORD
BD4 9JY

Certificate Reference Number:
9526-3068-0457-0000-9995

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 87

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 461
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 85.12

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

93

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.