

FOR SALE/TO LET

**UNIT 3
MEDIA HOUSE
HOCKNEY ROAD INDUSTRIAL
ESTATE
BRADFORD
BD8 9HQ**

- VEHICLE REPAIR
WORKSHOP/INDUSTRIAL UNIT
- LOCATED CLOSE TO THORNTON
ROAD (B6145)
- PRICE REDUCED
- 757M2 (8,148SQ.FT.)



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Location

The property is located within the Hockney Road Industrial Estate off Thornton Road (B6145) being a major arterial route in and out of Bradford City centre.



Description

The main property comprises a steel portal framed industrial unit clad in brick under a pitched metal sheet clad roof.

Attached to the main building is a 2 storey office block and within the rear yard is a small detached garage/stores building.

Internally to the main building the premises have been utilised for car repairs and are fully fitted out as such to include spray booths - full details on fixtures included upon request.

Externally the premises have a yard area to the rear and to the frontage are approximately 12 parking spaces.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £36,000

EPC

The property has been assessed with an EPC rating of D (76)

Terms

The premises are offered for sale with vacant possession upon completion.

The main building and rear yard are held freehold. The parking to the front is held by way of a long lease expiring 2094 at a

Accommodation

The Total Approximate net/gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA/GIA	8,148	756.95
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

peppercorn rent.

Rental/Price

£37,500 Per Annum

£345,000 Freehold

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred.

Viewing

By arrangement with the sole agents:-

Jonathan O'Connor

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