

FOR SALE INDUSTRIAL COMPLEX WITH EXTENSIVE YARD/COMPOUND

Eddisons



HARRIS STREET, BRADFORD, BD1 5HU

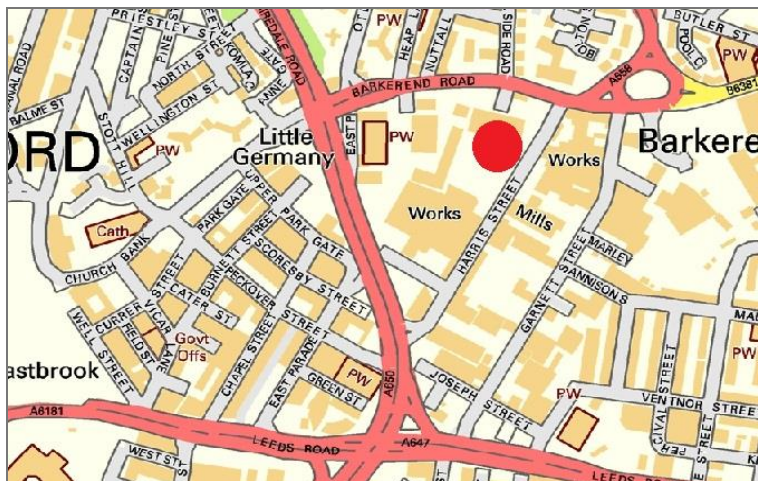
PRICE ON APPLICATION

- \ Single storey industrial complex.
- \ Extensive yard areas with superb development potential.
- \ Conveniently located on the fringe of Bradford city centre.

AVAILABLE SPACE

2,564.18m² (27,600sq ft)

Total site area 2.3 Acres



LOCATION

The property is situated on Harris Street just off the very busy Shipley Airedale Road (A650)/Ring road on the fringe of Bradford city centre.

The property also enjoys frontages to Barkerend Road and is conveniently positioned for all local amenities.

The Outer Bradford Ring Road provides access to the M606 motorway which is approximately 3 miles to the south.

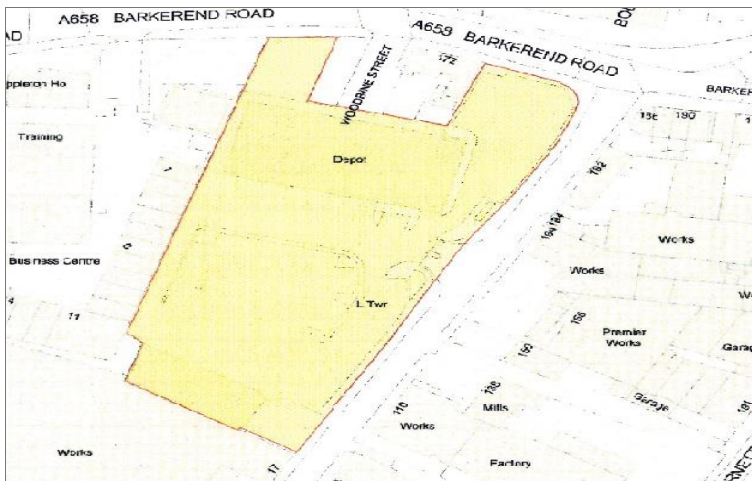
DESCRIPTION

The property comprises a single storey industrial/commercial garage unit being steel framed under a single bay profile metal sheet clad roof. The walls are clad in facing brick. The accommodation is divided into several garage/works bays and storage accommodation together with a ground and first floor office and ancillary accommodation.

In addition is a single storey stone clad garage/works building.

UNIT	M ²	SQ FT
Building No.1		
Ground Floor – Industrial/ Garage	1,049.81	11,300
Ground Floor – Offices	520.84	5,606
First Floor – Offices/Staff	473.53	5,097
Building No.2		
Garage/Works building	520.00	5,597
Total Floor Area	2,564.18	27,600

All mains services are connected.



RATEABLE VALUE

Description / Garage and Premises

Rateable value / £104,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and offered with full vacant possession upon completion.

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 / matthew.jennings@eddisons.com

REVISED SEPTEMBER 2017

SUBJECT TO CONTRACT

FILE REF / 731.3813A

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

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

Eddisons

Energy Performance Certificate

Non-Domestic Building



City of Bradford Metropolitan District Council
Cleansing Depot, Harris Street
BRADFORD
BD1 5HU

Certificate Reference Number:
0040-1912-0307-3530-5060

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

◀ 54

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2402
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 123.85

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

84

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.