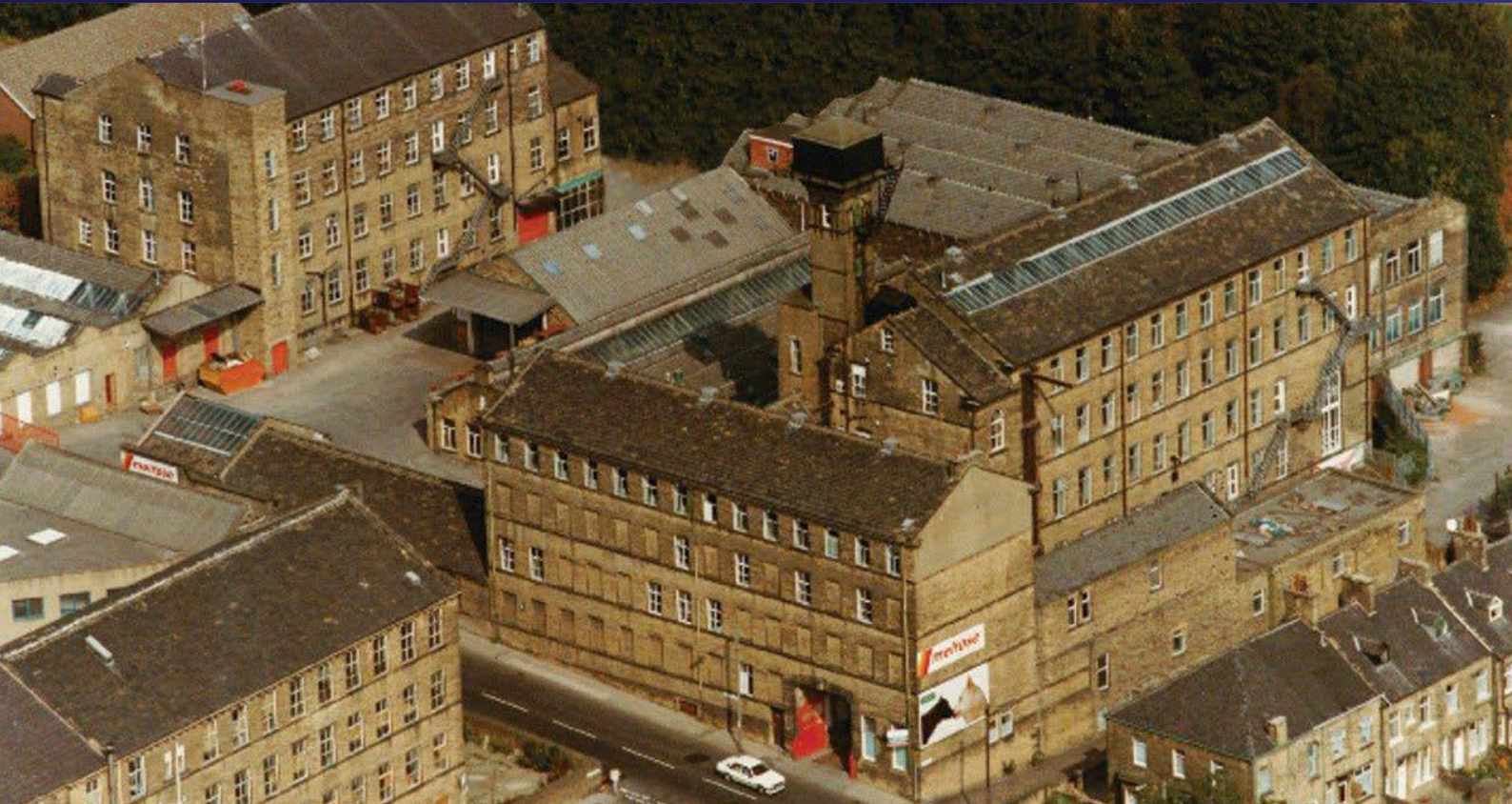


FOR SALE

SUBSTANTIAL MILL COMPLEX WITH DEVELOPMENT POTENTIAL



ALLERTON MILLS, ALLERTON ROAD, BRADFORD, BD15 7QX

PRICE UPON APPLICATION

AVAILABLE SPACE

8,944.6m² (96,281sq ft)
1.13 Hectares (2.8 Acres)

- \ Mill complex providing a mix of production, warehouse, office and ancillary accommodation.
- \ Excellent potential for redevelopment and/or conversion (STP).
- \ Located opposite a new Aldi supermarket and close to Bradford Royal Infirmary.

Upon the instructions of Melrose Textile Co Ltd





LOCATION

The site is situated in the Allerton suburb of west Bradford fronting onto Allerton Road, which is a main arterial route into the city from the west. Bradford is 2 miles distant and to the north west of the site sits Wilsden, Cullingworth and Keighley. Directly opposite the site is a brand new Aldi supermarket and within a short distance is Bradford Royal Infirmary. A range of amenities are situated nearby including both primary and secondary schools.

DESCRIPTION

The property comprises of a substantial textile mill developed in the mid to late 19th century being part Grade II Listed. The site comprises of a series of buildings mainly constructed out of stone under pitched slated roofs.

Internally, the various floor plates are generally open plan in layout although some are interrupted by vertical, cast iron support columns with floors being a combination of timber, stone flags and concrete screed. The following approximate floor areas are provided on a GIA basis:-

UNIT	M ²	SQ FT
Building 1 – Multi Storey	1,242.9	13,380
Building 2 – Single Storey	353.4	3,804
Building 3 – Single Storey	566.5	6,098
Building 4 – Multi Storey	1,637.2	17,624
Building 5 – Single Storey	121.0	1,302
Building 6 – Single Storey	1,084.6	11,675
Building 7 – Two Storey	1,927.2	20,744
Building 8 – Multi Storey	1,728.8	18,608
Buildings 9, 10 & 11 – Part Single and Part Two Storey	283.0	3,046
Total	8,944.6	96,281

Externally the site extends to approximately 1.13 hectares (2.8 acres).

RATEABLE VALUE

Description / Factory and Premises

Rateable value / £90,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available for sale on a freehold basis with both conditional and unconditional proposals to be considered.

Price – upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

VIEWING

By prior arrangement with the agents:

Eddisons
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 SUBJECT TO CONTRACT
 FILE REF / 731.3757A

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

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