

**FOR SALE** 16,267 sq ft (1,511.23 sq m)

**HIGH QUALITY PART-LET OFFICE BUILDING**

UNITS D & E, BRADFORD BUSINESS PARK, CANAL ROAD, BRADFORD, BD1 4SJ

DOVE HAIGH PHILLIPS





# HIGH QUALITY PART-LET OFFICE BUILDING

UNITS D & E, BRADFORD BUSINESS PARK, CANAL ROAD, BRADFORD, BD1 4SJ

DOVE HAIGH PHILLIPS



- Freehold
- High specification
- £101,572 per annum income from Unit E
- Unit D with Vacant Possession
- 56 vehicle parking spaces
- Excellent investment opportunity

## LOCATION

Situated on Bradford Business Park approximately 1 mile from Bradford city centre overlooking Canal Road. Canal Road is the main thoroughfare to the city centre from the north and links to the inner ring road providing convenient access to the M606 and the M62 motorways. Being north of the city, the property is easily assessable from the commuter towns of Shipley, Ilkley and Otley.

Nearby occupiers include Ibis Hotel, Farnell Land Rover, Tesco, Staples and Currys PC World.

## DESCRIPTION

The property comprises two semi-detached three storey office buildings surrounding a landscaped courtyard. The property was constructed in 2007 to the highest standard with brick and rendered elevations underneath a pitched slate roof.

The property benefits from the following specification:

- Raised access floors
- Suspended ceilings
- Air conditioning (Unit E)
- Central heating
- 9 person passenger lifts
- Fitted kitchenettes
- Fully DDA compliant
- Good parking provisions





# HIGH QUALITY PART-LET OFFICE BUILDING

UNITS D & E, BRADFORD BUSINESS PARK, CANAL ROAD, BRADFORD, BD1 4SJ

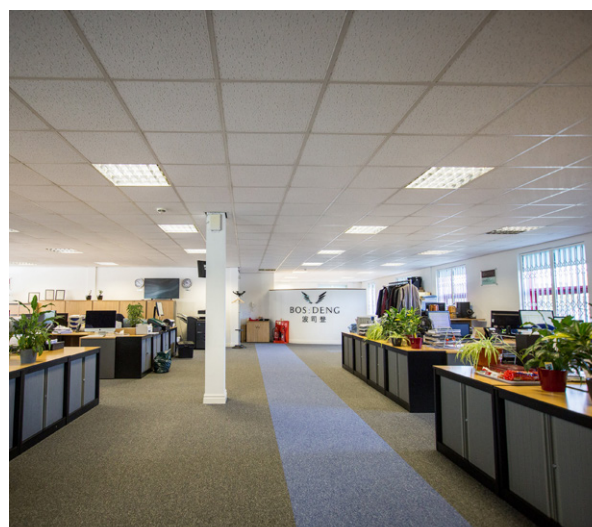
DOVE HAIGH PHILLIPS



## ACCOMMODATION

We have measured the premises in accordance with RICS Code of Measuring Practice to provide the following net internal floor areas (NIA).

Unit D	Sq ft	Sq m
Ground Floor	3,013	279.95
First Floor	3,155	293.14
Second Floor	3,155	293.14
<b>TOTAL</b>	<b>9,324</b>	<b>866.23</b>
Unit E	Sq ft	Sq m
Ground Floor	2,291	212.80
First Floor	2,327	216.22
Second Floor	2,325	215.98
<b>TOTAL</b>	<b>6,943</b>	<b>645.00</b>
<b>GRAND TOTAL</b>	<b>16,267</b>	<b>1,511.23</b>



## TENANCY

Unit D - Provided with Vacant Possession and the benefit of 32 vehicle parking spaces.

Unit E - Leased to Driver Hire Group Services Ltd for a term of 10 years from 1st July 2008 at a passing rent of £101,575 per annum. The lease is on a Full Repairing & Insuring basis with a review to the higher of Market Rent or passing rent at the 5th anniversary. 24 vehicle parking spaces are demised to the tenant. **We understand the tenant would like to renew the lease, subject to negotiation.**

## Driver Hire Group Services Ltd

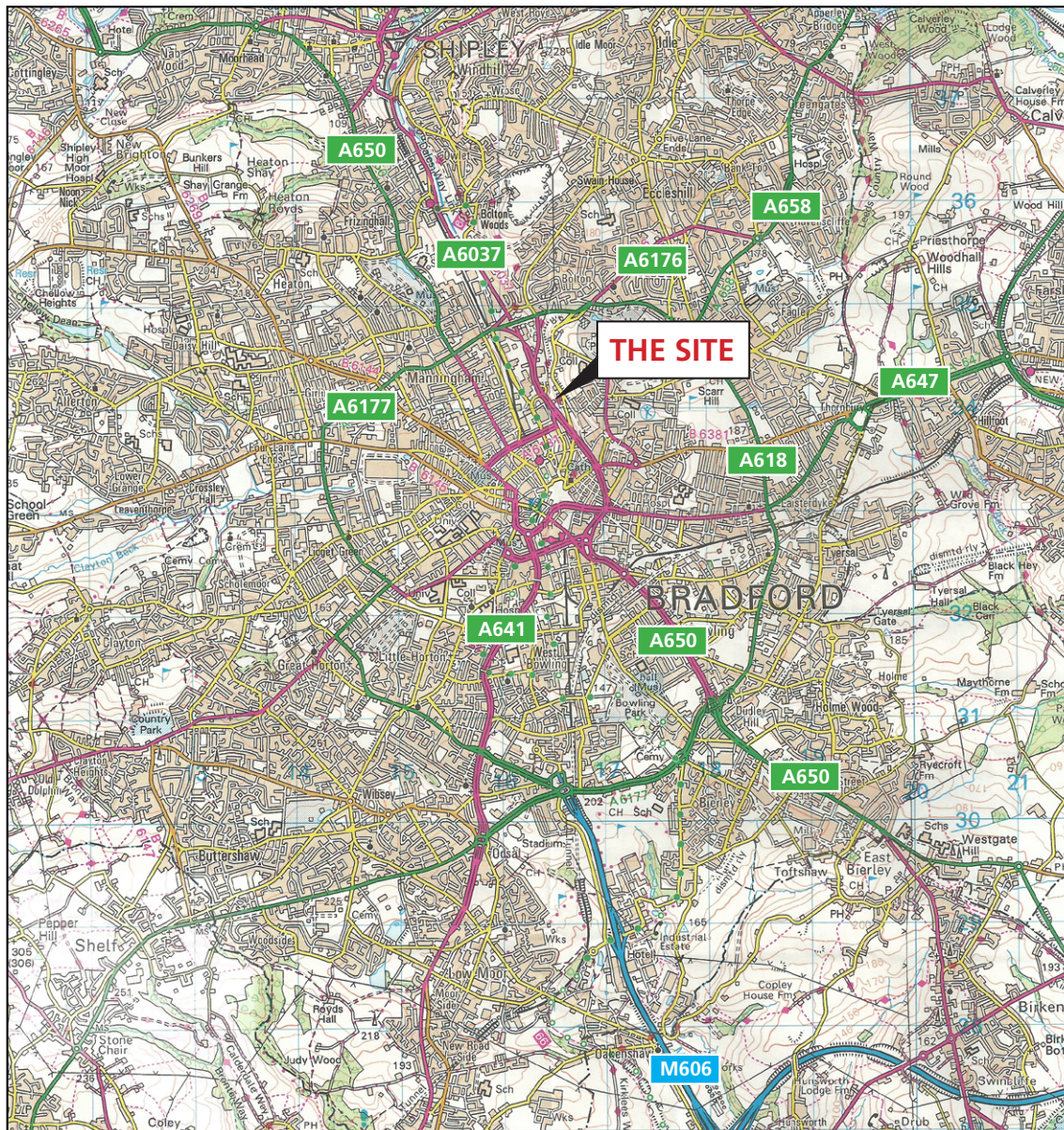
Year	Turnover	Profit Before Tax
30/03/2014	£6,739,475	£2,574,321
29/03/2015	£8,182,870	£3,697,910
27/03/2016	£8,724,674	£4,342,423



# HIGH QUALITY PART-LET OFFICE BUILDING

UNITS D & E, BRADFORD BUSINESS PARK, CANAL ROAD, BRADFORD, BD1 4SJ

DOVE HAIGH PHILLIPS



## TENURE

Freehold - Title number WYK935301

56 marked vehicle parking spaces are allocated to the units within the central courtyard. A service charge is also payable with further details available upon request

## BUSINESS RATES

	Description	Rateable Value
<b>Unit D</b>	Offices and Premises	£95,250
<b>Unit E</b>	Offices and Premises	£62,500

## EPC

The property has an EPC rating of B. A full copy is available upon request.

## Terms

The property is available as a whole with a guide price of £2,100,000 plus VAT if applicable

## Legal Costs

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

## Viewing and further information

For further information, or to arrange a viewing, please contact the sole agents, Dove Haigh Phillips, Devonshire House, 38 York Place, Leeds LS1 2ED.

### Simon Dove

DI: 0113 245 0550

Email: [simon.dove@dhp.org.uk](mailto:simon.dove@dhp.org.uk)

### Sarah-Jayne Lishman

DI: 0113 457 5551

Email: [sarah-jayne.lishman@dhp.org.uk](mailto:sarah-jayne.lishman@dhp.org.uk)

### Misrepresentation Act:

Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agents they are give notice,  
i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation or warranty whatever in relation to the property **October 2017**

DOVE HAIGH  
PHILLIPS

0113 245 0550  
[dhp.org.uk](http://dhp.org.uk)