

KEIGHLEY OFFICE

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BRADFORD OFFICE

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**Hayfield
Robinson**
PROPERTY CONSULTANTS

FOR SALE

Part Three Part single storey office and stores property with private car parking for four vehicles located adjacent to Wakefield Road one of the main dual carriageway routes out of the city to the ring road and M606.

Floor area - 2674 sqft (248 sqm)



Front View



Rear View

- Conveniently located for Bradford City Centre and access onto City Ring Road and M606.
- Suitable for a variety of uses
- Competitively priced
- Substantially refurbished and In excellent condition

1 ELLINTHORPE STREET, OFF WAKEFIELD ROAD, BRADFORD, BD4 7ND

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Location

The subject property is situated mid-way between the City Centre and the Ring Road just off Wakefield Road, one of two main dual carriageway arterial routes out of the City to the Ring Road and thence M606/Motorway network.

Description

This property comprises a detached part 3 part single storey brick and rendered property under an insulated tiled roof.

The majority of the space/floor area is bright, open plan office accommodation but there is also adjacent useful storage space.

Within the lower ground floor (ground level access) there is a useful garage.

To the front is a tarmac surfaced private parking space for circa 4 vehicles. Adjacent street parking is presently unrestricted.

Accommodation

Three Storey Block Ground Floor

Entrance Lobby, large general office, kitchen with sink unit and drainer, fitted cupboards, storeroom, ladies and gents toilets each with low suite WC and bracket wash basin.

Overall dimensions 39'9" x 20'6" – 815 sqft (75 sqm)

First floor

Stairs from lobby serving an open general office with a single private office partitioned out. Kitchen with sink unit and drainer, fitted cupboards, ladies and gents toilets each with low suite WC and bracket wash basin.

Overall dimensions 39'0" x 19'9" – 770 sqft (71 sqm)

Lower Ground Floor (ground level/drive in access)

Useful storeroom including a partitioned off delivery area/single garage accessed via a roller shutter door (electric) stores area under access stairs from ground floor.

Overall dimensions 39'3" x 19'10" – 777sqft (72sqm)

Total Floor area within 3 storey block 2,362sqft (219sqm)

Single Storey Extension

This is divided to form:-

Office (borrowed daylight) accessed from the main ground floor office and with full width filing cabinet cupboard.

Storeroom (external access only via a pedestrian door with roller shutter) accessed via a pedestrian door with metal roller shutter.

Office 15'0" x 11'3" 169sqft (16 sqm)

Store 11'0" X 13'0" 143sqft (13 sqm)

Total overall floor area 2,674sqft (248 sqm)

This accommodation has been substantially refurbished including UPVC double glazing and suspended ceilings with recessed lighting to the office areas. The offices are carpeted throughout

and there are vertical blinds to the windows. The upper floors are of timber construction.

External

Tarmac car park for circa 4 cars to the front

Services

We understand that all main services are installed or available however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services. The accommodation enjoys full fire and burglar alarm installations.

The main office area is heated via hot water pipes and radiators from a gas fired Logic Combi 30.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered current non domestic rating list as follows:

Description: Offices and Premises

Rateable Value: £7,200

Uniform Business Rate for 2012/13: £0.45

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

Tenure

Freehold and offered with full vacant possession upon completion.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office situated at Third Floor, Jacobs Well, Bradford BD1 5RW. Tel: 01274 431168.

email: planning.enquiries@bradford.gov.uk

Price

Offers in the region of £185,000 considered

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

Each party to this transaction will be responsible for their own legal costs incurred during the transaction.

Further Information/Viewing

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