

FOR SALE SINGLE STOREY INDUSTRIAL UNIT AND OFFICE BLOCK


Eddisons

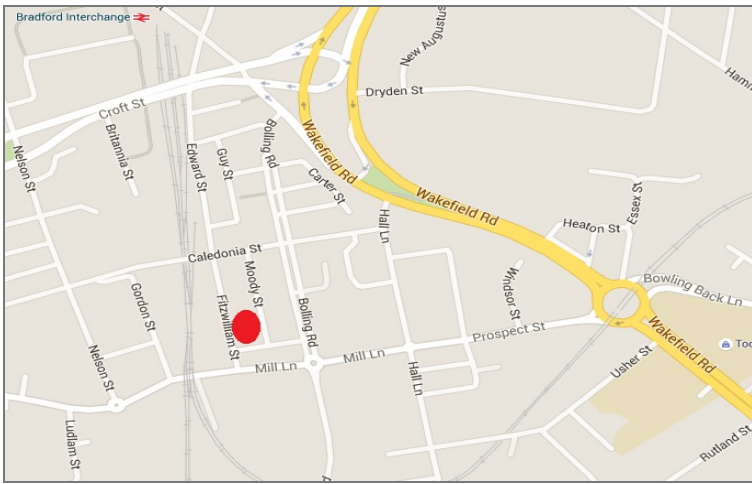


LYNDALE HOUSE, FITZWILLIAM STREET, BRADFORD, BD4 7BL

PRICE ON APPLICATION

- \ Rare freehold opportunity.
- \ Waste transfer/depolluting licence.
- \ Conveniently located just to the south of the city centre.

AVAILABLE SPACE
1,094.50m² (11,781sq ft)
Plus mezzanine storage



LOCATION

The property is located in Fitzwilliam Street at its junction with Pollard Street approximately ½ mile to the south of Bradford city centre. Both Wakefield Road and Manchester Road pass close by providing dual carriageway access to the Outer Bradford Ring Road and then to the motorway network.

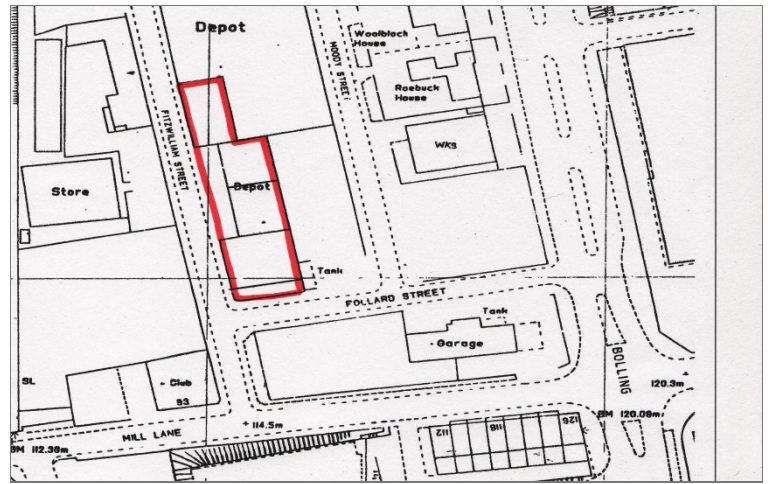
DESCRIPTION

The property comprises single storey brick and profiled metal sheet clad industrial/warehouse units which inter connect with a two storey stone built office block and stores. The accommodation benefits from internal additional mezzanine storage facilities.

UNIT 1	M ²	SQ FT
Single storey industrial/warehouse unit	266.17	2,865
UNIT 2		
Single storey industrial/warehouse unit	203.08	2,186
UNIT 3		
Single storey industrial/warehouse unit with trade counter reception	202.35	2,178
UNIT 4		
Two storey stone built office block	422.90	4,552
Total Floor Area	1,094.50	11,781

In addition is mezzanine and storage facilities of 83.6m² (900sq.ft.) approx.

The property is served by private yard and car parking facilities.



RATEABLE VALUE

Description / Warehouse, Showroom, Offices and Premises

Combined Rateable value / £38,750

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and offered with full vacant possession upon completion.

The property is currently used for waste transfer/depolluting (licence/permit number EPR/FB3732AL).

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

MAY 2016
SUBJECT TO CONTRACT
FILE REF / 731.3775A

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

Energy Performance Certificate

Non-Domestic Building



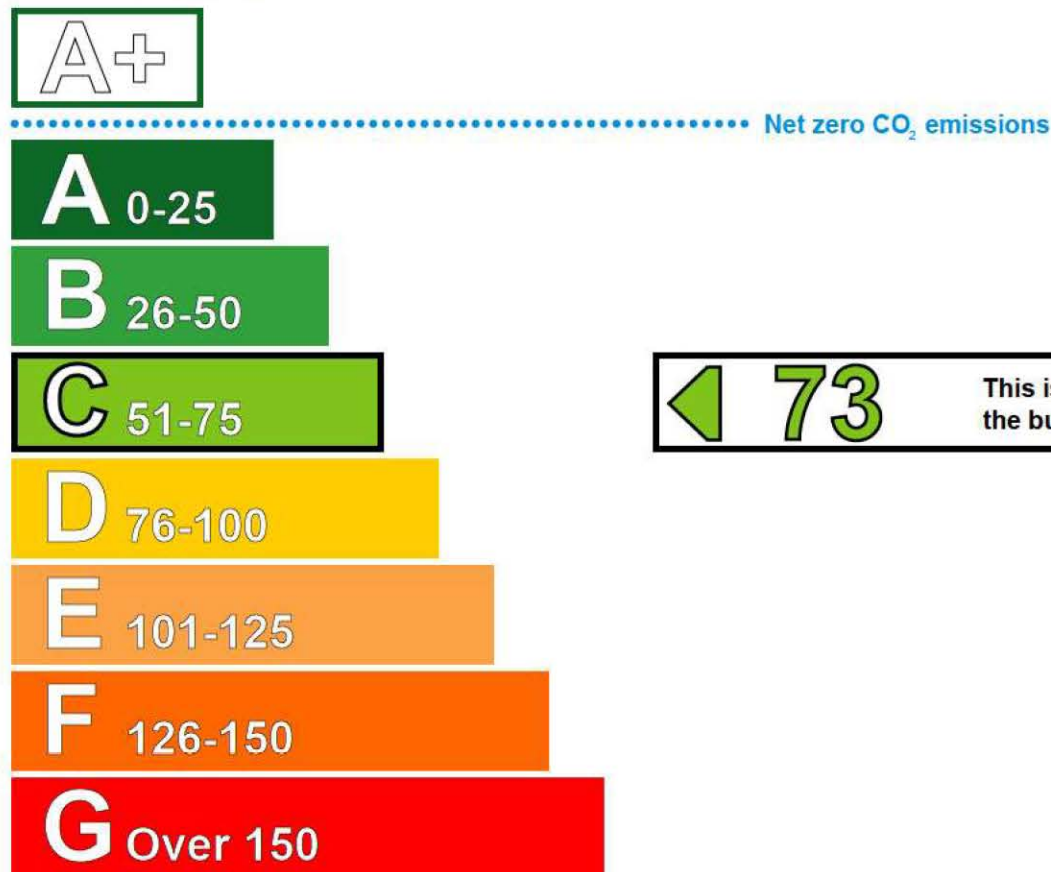
Lyndale House
2, Fitzwilliam Street
BRADFORD
BD4 7BL

Certificate Reference Number:
0070-9915-0360-7850-1020

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



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1101
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	42.67

Benchmarks

Buildings similar to this one could have ratings as follows:

45	If newly built
94	If typical of the existing stock