

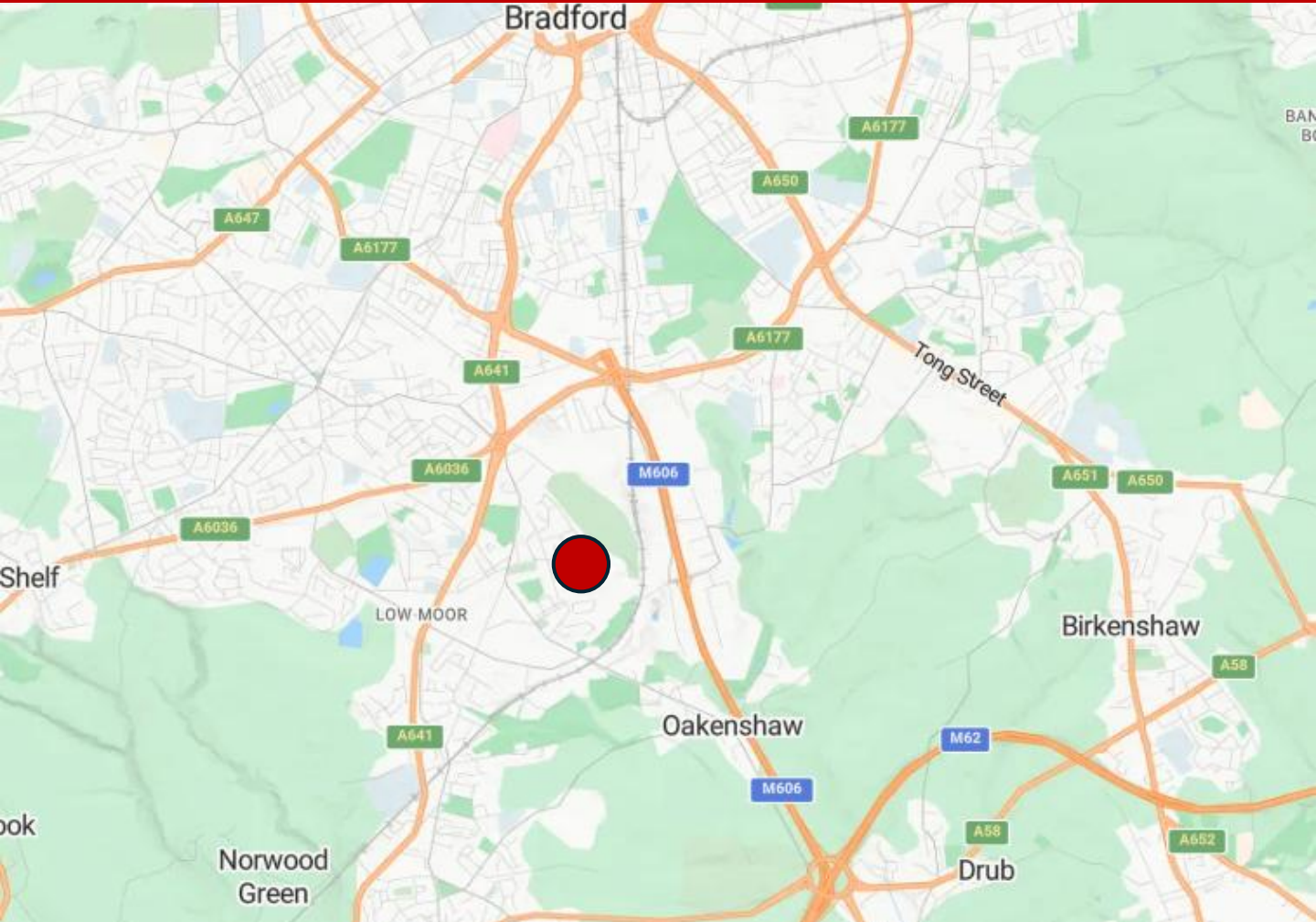


**Red line for indicative purposes only*

Rare Freehold Opportunity
Offices and Workshop with
Car Parking
3,565 sq ft (234.41 sq ft) on approx.
1.1 Acres (0.44 Hectares)

- **Secure external storage with additional car park**
- **Former mill pond and woods with development potential**
- **Well established Low Moor area**





LOCATION

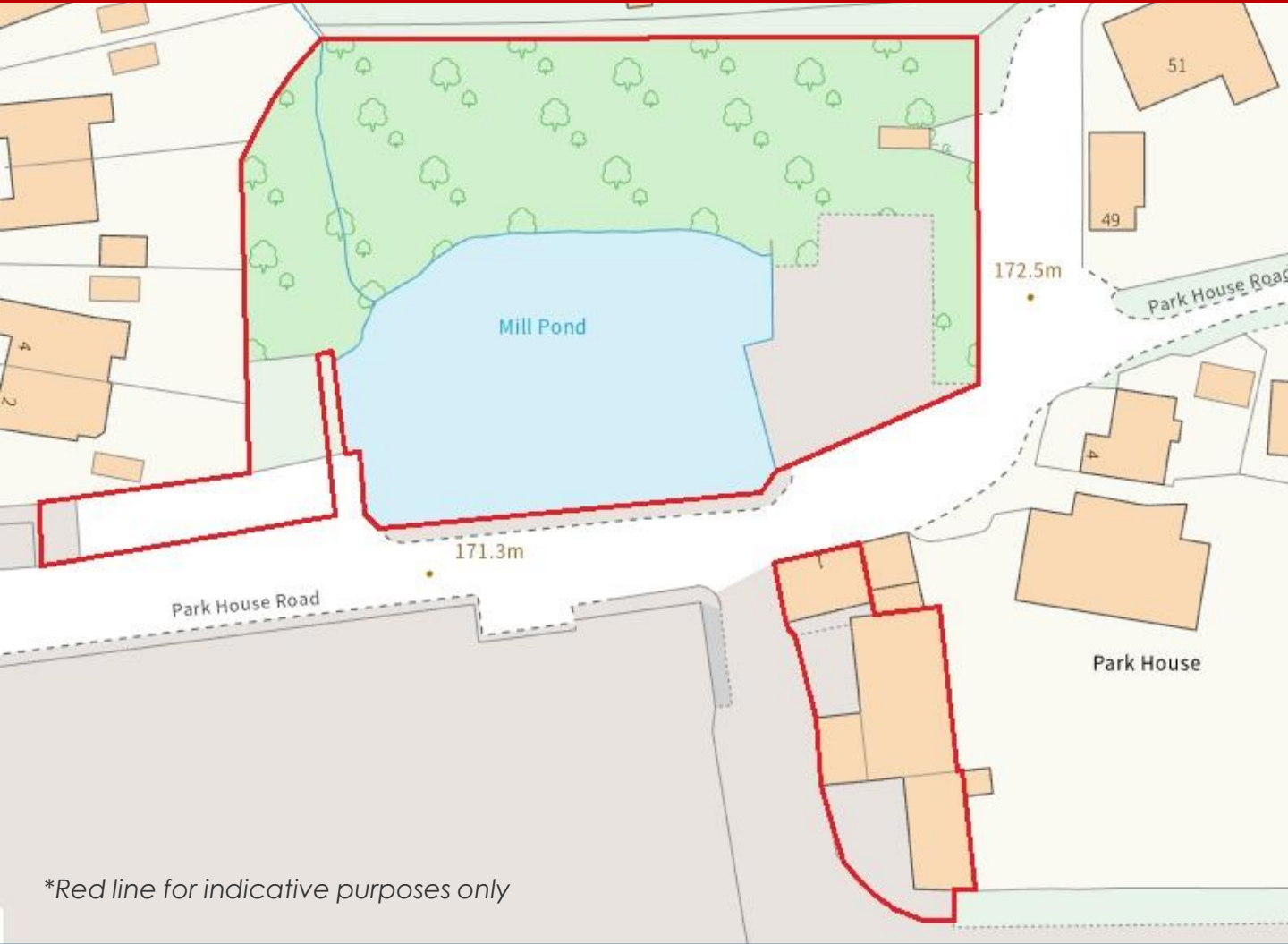
The property is located on Park House Road within the established industrial location of Low Moor. It lies at the entrance to the UK headquarters of Bekaert. The site benefits from strong transport connectivity, with excellent access to Junction 2 of the M606 and Junction 26 of the M62 motorway. Bradford lies approximately 3.5 miles to the north, with Leeds located around 11.5 miles to the north-east.

DESCRIPTION

The property provides approximately 1,042 sq ft of office space with 2,523 sq ft of workshop with an additional 332 sq ft of mezzanine. Externally there is an adjacent car with space for approximately 8-10 vehicles. There is roller shutter access to the workshop, dedicated loading area a small external storage area secured by palisade fencing. In addition, there is the former mill pond which has redevelopment or hard standing potential subject to planning. Part of the property is a Grade II listed building.

RATEABLE VALUE

We understand that Unit G (offices and workshop) has a rateable value of £14,500



ACCOMODATION

Office Building	sq ft	sq m
Ground Floor	521	48.38
First Floor	521	48.38
Total	1,042	96.76
Workshop	sq ft	sq m
Ground Floor	2,523	234.41
TOTAL	3,565	331.17
Mezzanine	332	30.82

TERMS

The site is available on a freehold or leasehold basis. Further details available via the sole agents.

EPC

Available on request.

VAT AND LEGAL COSTS

All prices anford outgoings are exclusive of but may be liable to VAT. Each party is to be responsible for their own legal costs incurred in the transaction.

For more information please contact:

DAVE ROBINSON

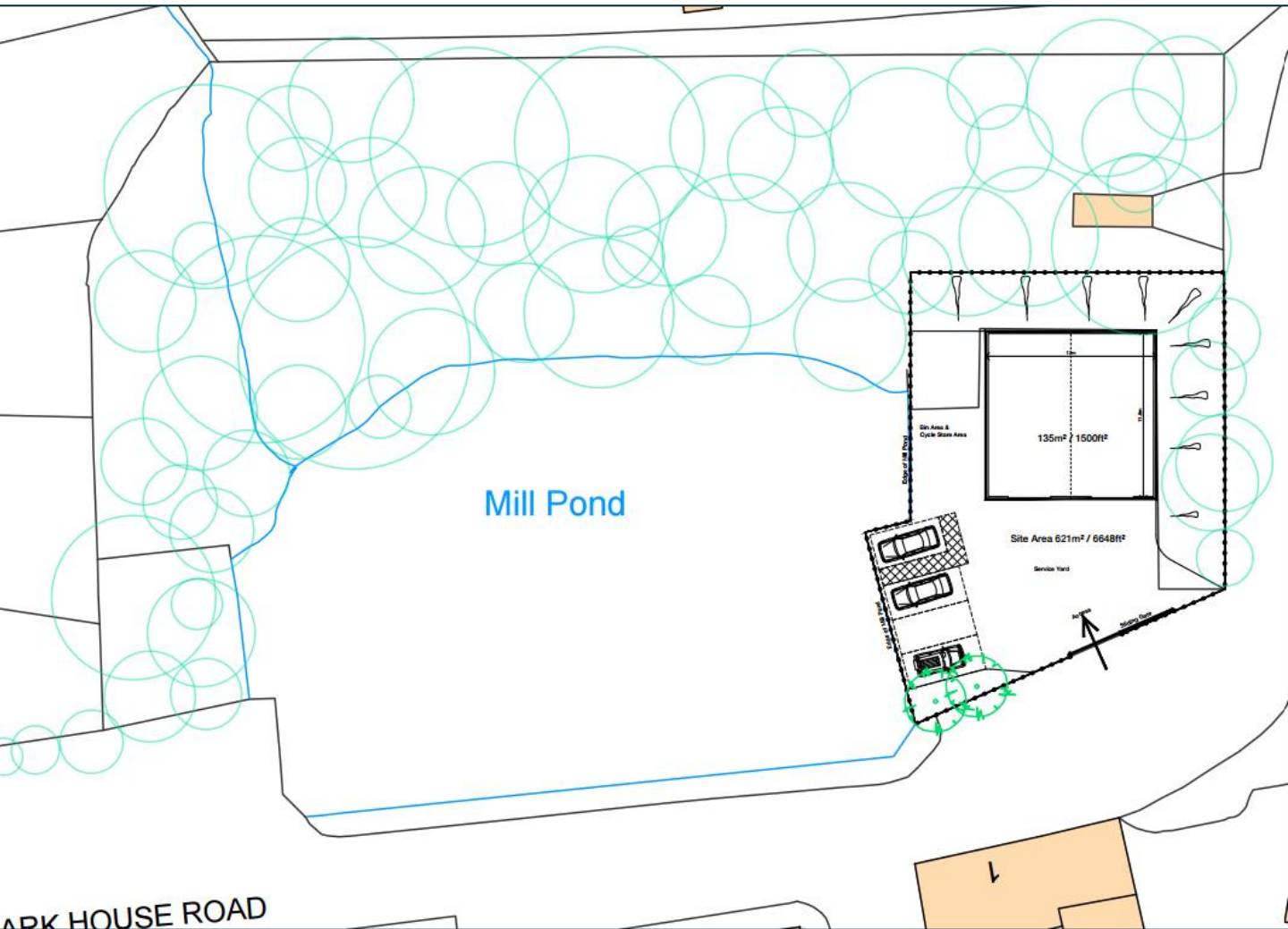
BDRE

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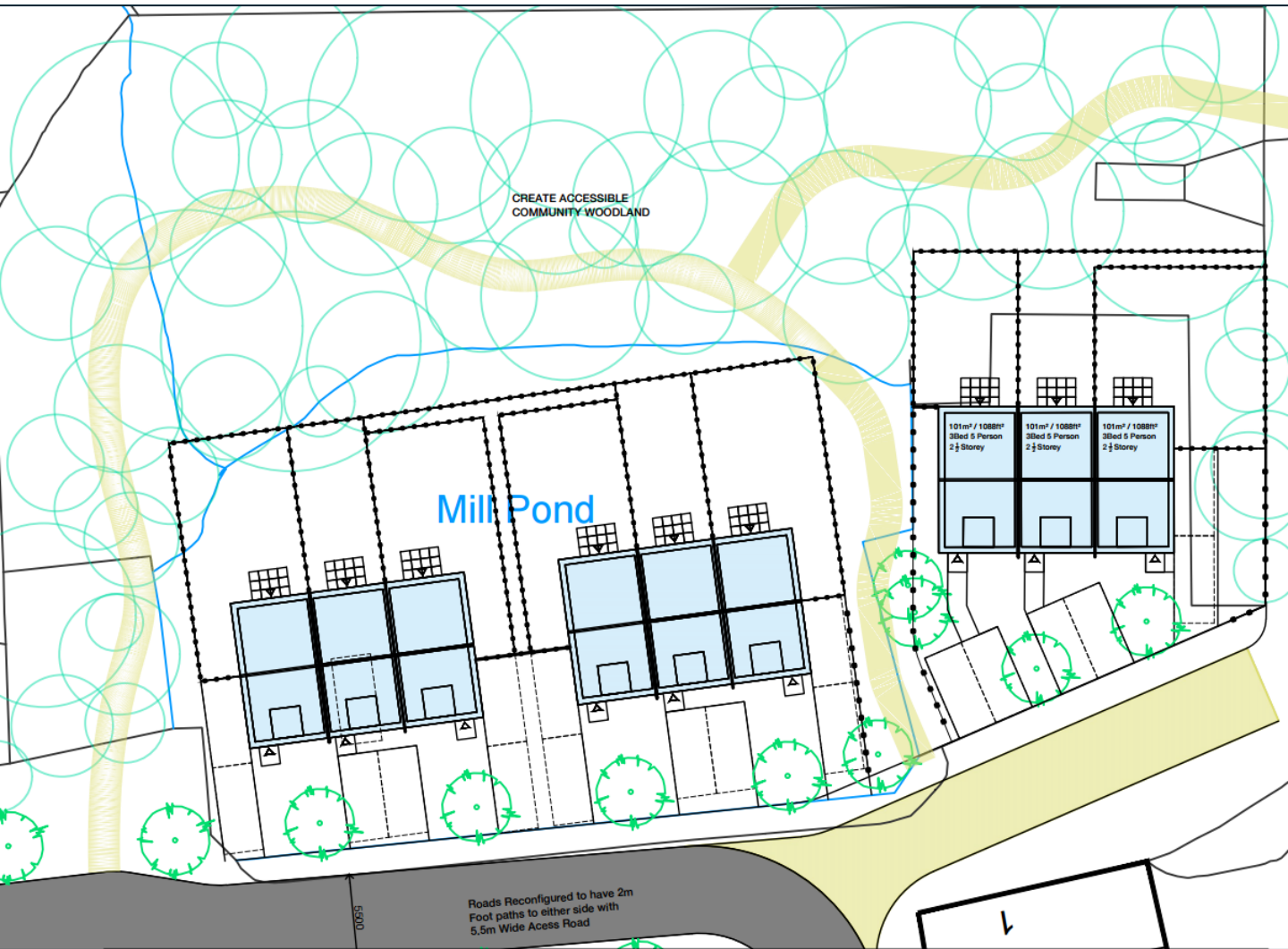
INDICATIVE REDEVELOPMENT OF MILL POND LAYOUT OPTION A



OPTION A

This option focusses only on the car park area and would deliver an industrial unit of 1,500 sq ft (135 sq m) on a site area of 0.15 acres.

INDICATIVE REDEVELOPMENT OF MILL POND LAYOUT OPTION B



OPTION B

The Option B layout covers both the car park and mill pond area and delivers 9 three bed houses of 1,088 sq ft (101 sqm) over 2 ½ storey's. This would also deliver an accessible community woodland.

INDICATIVE REDEVELOPMENT OF MILL POND LAYOUT OPTION C



OPTION C

Option C delivers a more comprehensive residential development of the whole car park, woodland and mill pond with 13 mixed units totaling 6,494 sq ft (603 sq m).

**Subject to Planning*