

AVISON
YOUNG

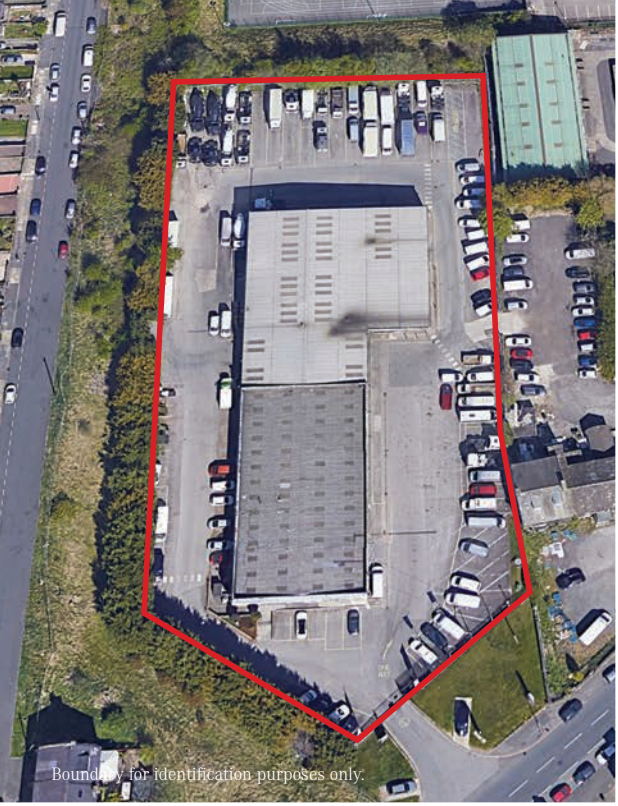
FOR SALE

Former Northside Facility, Legrams Lane, Bradford, BD7 2HR

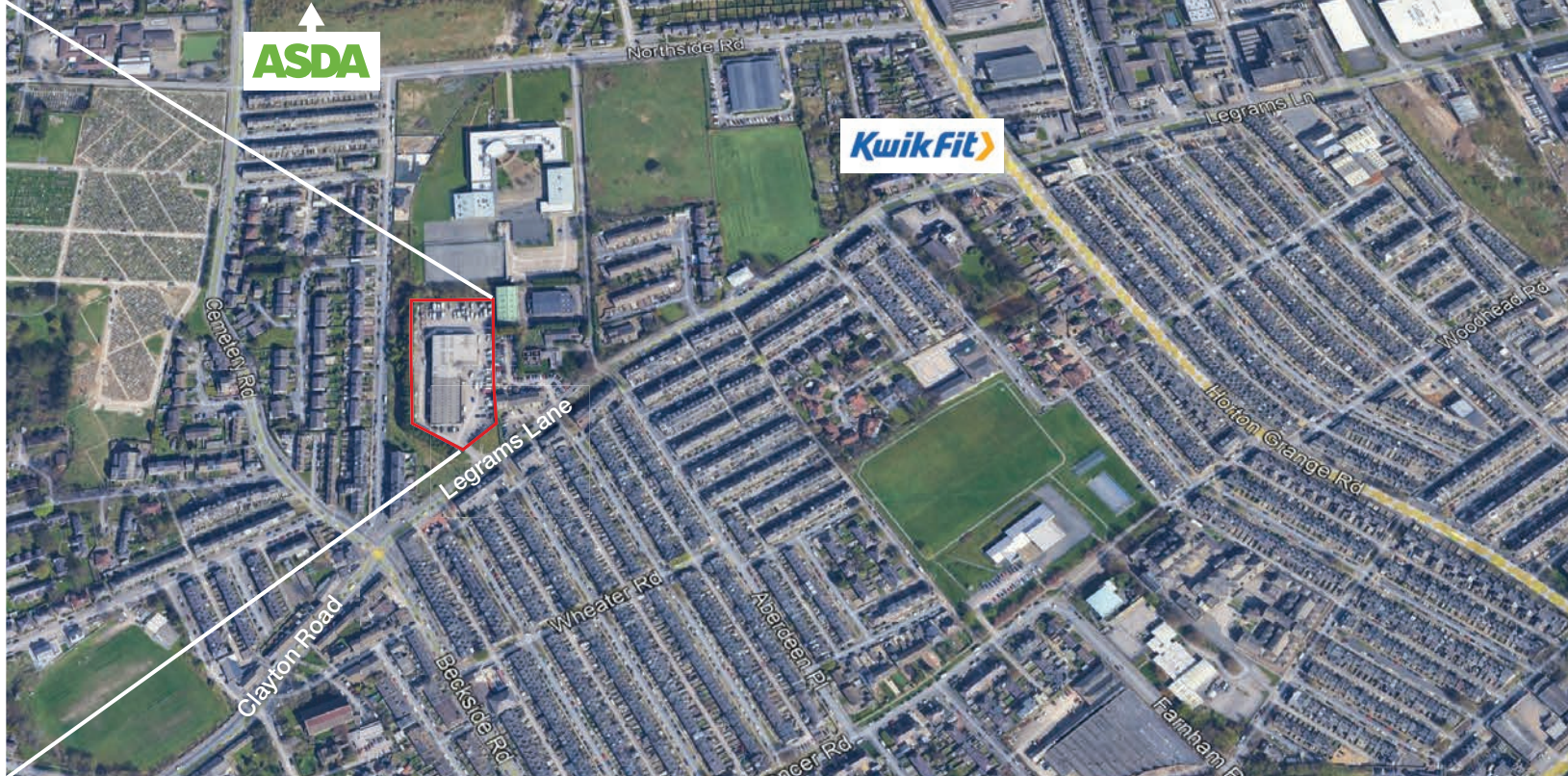


Approx. GIA 26,003 sq ft (2,416.1 sq m)
on a site of 2.45 acres (0.99 ha)

Suitable for a wide range of uses (subject to planning)

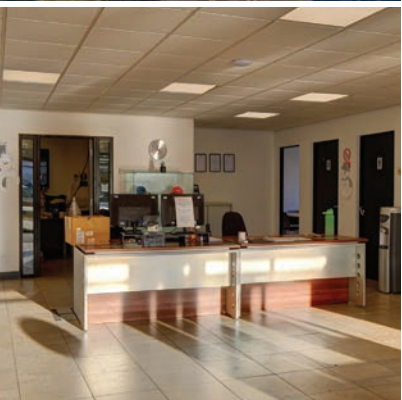


Boundary for identification purposes only.



Boundary for identification purposes only.

Former Northside Facility, Legrams Lane, Bradford, BD7 2HR



Former Northside Facility, Legrams Lane, Bradford, BD7 2HR

DESCRIPTION

This former vehicle maintenance and storage site is situated on Legrams Lane, close to the outer ring road. The site has a single access point to the front, secured by a sliding electric gate, and is low density, with the building in the middle, and 360 degree access around the generous site, providing ample external storage and parking space, particularly to the rear.

The building comprises 2 main elements. To the front is the original steel frame structure, with reception and office space at ground and first floor level, with a vehicle maintenance area behind. This has 6 loading doors to the right hand side and 4 to the left. It has a corrugated asbestos clad and internally lined roof, 2 long and 2 short inspection pits, and a height of c5m to haunch and c5.6m to the eaves.

Adjoining this to the rear is a more modern steel frame unit, with a profile metal clad roof. This incorporates an additional maintenance bay to the left hand side, a reception, office and welfare area to the right hand side, and a warehouse area to the rear. The warehouse area has loading doors to the right and rear, and an eaves height of c6.26m.

ACCOMMODATION

We have measured the property to have the following approximate Gross Internal Areas:

	Sq ft	Sq m
Front Reception and Offices (Ground Floor)	4,319	401.8
Front Reception and Offices (First Floor)	2,708	251.5
Sub Total	7,027	653.3
Middle Maintenance Bay	8,735	811.5
Rear Maintenance Bay	1,306	121.3
Rear Reception and Office	2,257	209.6
Rear Warehouse	6,678	620.4
Total	26,003	2,416.1

From Nimbus, we note the site to be approximately 2.45 acres (0.99ha).

BUSINESS RATES

From the VOA website, we understand that the property has a Rateable Value of £161,000.

PLANNING

We understand the property has most recently been used as a vehicle maintenance and parts storage facility. Interested parties should satisfy themselves in this regard.

EPC

The property has a score/rating of E123.

TERMS

The property is available on a freehold vacant possession basis, and is elected for VAT. Offers are invited for the freehold interest (WYK 535411). Subject to Contract.

