

BUSINESS UNAFFECTED

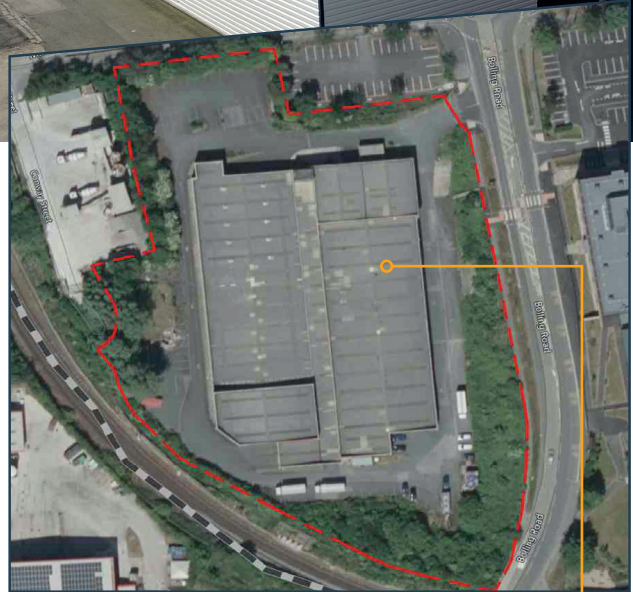
Futures Way, Off Bolling
Road, Bradford, BD4 7EB

6,741.36m² (72,564sq ft)



SALE PRICE SEEKING £4.5M

- Refurbished industrial/logistics complex fully let to Joda Freight Ltd
- Situated in an excellent position for motorway access
- Extensive site area extending to 4.3 acres
- Single storey warehouse/industrial space with superb yard/circulation



LOCATION

Futures Way, Off Bolling Road, Bradford, BD4 7EB

The property is situated approximately ½ mile to the south of Bradford city centre, at the junction of Mill Lane and Bolling Road/Futures Way.

The surrounding area is an established industrial location being midway between Manchester Road (A641) and Wakefield Road (A650) both of which give excellent access to the south of the city and on to the M606 motorway (which connects on to the wider regional/national motorway network).

DESCRIPTION

The property provides a substantial single storey warehouse/industrial building that has recently undergone refurbishment throughout.

The walls are clad in profiled metal sheeting from ground to roof level and the property benefits from multiple loading facilities/points including ground and dock level. Internally, the accommodation provides office space, warehouse/production areas and ancillary facilities.

The premises provides an overall GIA of approximately 72,564sq.ft.

Externally the building is served by excellent yard facilities with full circulation around the building and further benefits from excellent car parking facilities.

RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / £250,000

EPC

The property has an Energy Performance Asset rating of C. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

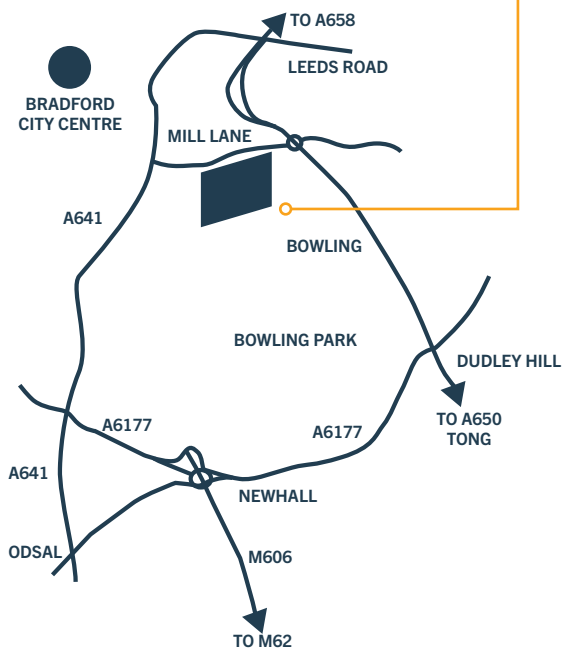
TERMS

The property is available for sale subject to the current lease in place to Joda Freight Ltd on a 5 year term with a break at Year 3 at an annual rental of £349,000 p.a. ex.

Seeking £4.5m

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 / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT FILE REF / 731.4404A (171545)

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.