

FOR SALE/TO LET
SUBSTANTIAL WAREHOUSE/
INDUSTRIAL PREMISES



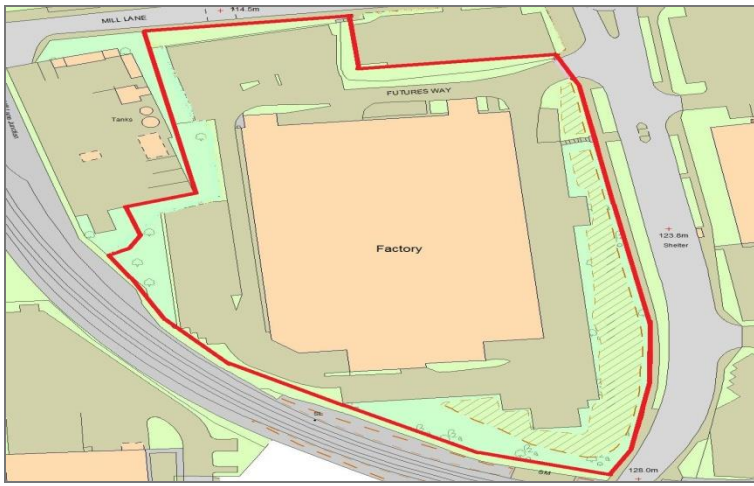
FUTURES WAY, OFF BOLLING ROAD, BRADFORD, BD4 7EB

PRICE/RENTALS UPON APPLICATION

- \ Rare freehold opportunity.
- \ Situated in an excellent position for motorway access.
- \ Extensive site area extending to 4.3 acres.

AVAILABLE SPACE

6,772.34m² (72,898sq ft)



LOCATION

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, mainly 2-bay warehouse/industrial building set within a secure 4.3 acre site. 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 total floor area, on a GIA basis, is as follows:-

UNIT	M ²	SQ FT
Former Office/Showroom/ Ancillary facilities	1,162.76	12,516
Warehouse 1	882.94	9,504
Warehouse 2	1,234.29	13,286
Warehouse 3	224.17	2,413
Warehouse 4	271.08	2,918
Warehouse 5	1,039.94	11,194
Warehouse 6	1,686.73	18,156
Loading/Central Runway	270.43	2,911
Total Floor Area	6,772.34	72,898

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 / £211,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available for sale on a freehold basis or to let on terms to be agreed.

Price and rentals upon application.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

VIEWING

By prior arrangement with the sole agents:

Eddisons

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REVISED JANUARY 2020

SUBJECT TO CONTRACT

FILE REF / 731.3719A

For more information, visit eddisons.com/property
T: 01274 734101

Important Information

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Energy Performance Certificate

Non-Domestic Building



Warehouse & Industrial Building
Futures Way
Bolling Road
BRADFORD
BD4 7EB

Certificate Reference Number:
9679-3089-0884-0100-7825

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	6649
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	36.5
Primary energy use (kWh/m ² per year):	215.92

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

67 If typical of the existing stock