

FOR SALE  
DUE TO RELOCATION  
SUPERB OFFICE BLOCK WITH  
DEVELOPMENT/ALTERNATIVE USE  
POTENTIAL

Eddisons



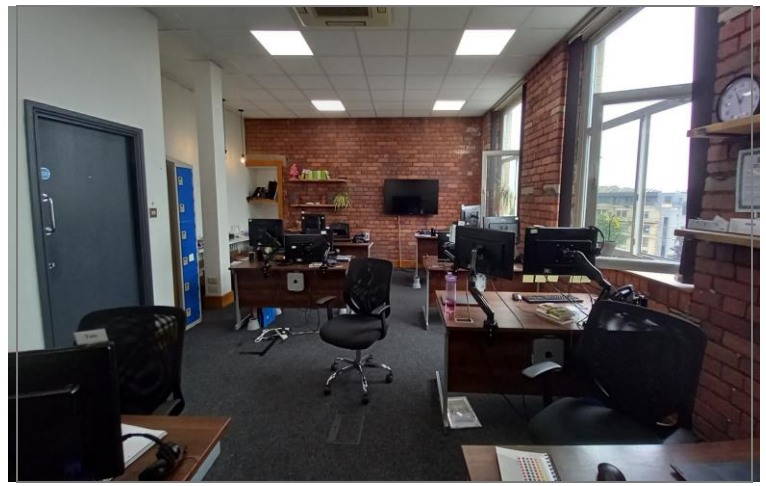
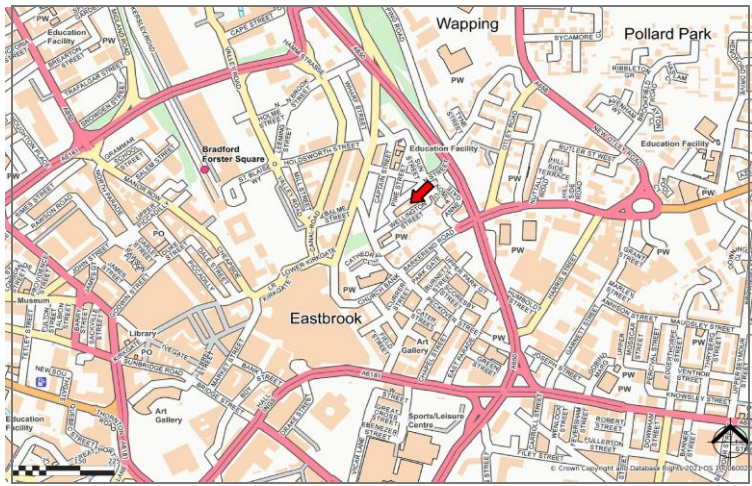
JUBILEE MILL, 30 NORTH STREET, BRADFORD, BD1 4EW

PRICE ON APPLICATION

- Substantial attractive office block.
- Extensive private parking.
- Ideal for owner occupiers or redevelopment (STP).
- Rare freehold opportunity and capable of subdivision.

AVAILABLE SPACE

2,940.01m<sup>2</sup> (31,646sq ft)



## LOCATION

The property is located close to the Little Germany conservation area in an elevated position on the fringe of the city centre with frontages to North Street, Wellesley Street, Wellington Street and Cross Wellington Street.

The Bradford Cathedral and The Broadway shopping complex are just to the south west. The city's large Bradford University and College complex are also close by as are the main rail and bus stations with the M606 Motorway link circa three miles distant.

Bradford was the first ever UNESCO City of Film and was once the wool capital of the world. It is the UK's youngest city with almost a quarter of the district's population being under 16. Morrisons Plc, Yorkshire Building Society and Provident Financial are all headquartered in Bradford.

## DESCRIPTION

The property comprises an attractive four storey stone built office complex. The buildings incorporate attractive architectural features including internal brick feature walls and exposed roof beams. Internally the property provides quality modern office accommodation, incorporating both open plan and private offices, with ancillary facilities. An excellent staff restaurant/breakout area has been created at lower ground floor level. In addition are useful workshop/storage areas benefitting from roller shutter access.

	M <sup>2</sup>	SQ FT (GROSS)
<b>Second Floor</b>		
Offices	654.59	7,046
<b>First Floor</b>		
Offices	795.34	8,561
Workshop/stores	153.94	1,657
<b>Ground Floor</b>		
Offices	718.32	7,732
Workshop/stores	194.54	2,094
<b>Lower Ground Floor</b>		
Restaurant/breakout hub	423.26	4,556
<b>Total</b>	<b>2,939.99</b>	<b>31,646</b>

Externally the property benefits from extensive private car parking including a secure courtyard car park.

## RATEABLE VALUE

Description / Offices and Premises

Rateable value / £115,000

## EPC

The property has an Energy Performance Certificate rating of D. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Freehold and available with vacant possession.

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  
Email / matthew.jennings@eddisons.com

JULY 2021  
SUBJECT TO CONTRACT  
FILE REF / 731.4331A (147503)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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