



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INDUSTRIAL/FACTORY PREMISES ON SELF CONTAINED SITE

**BRIGHOUSE ROAD, LOW MOOR, BRADFORD,
WEST YORKSHIRE, BD12 0QL**

4,749m² (51,119 sq. ft) on 4.16 acres or thereabouts



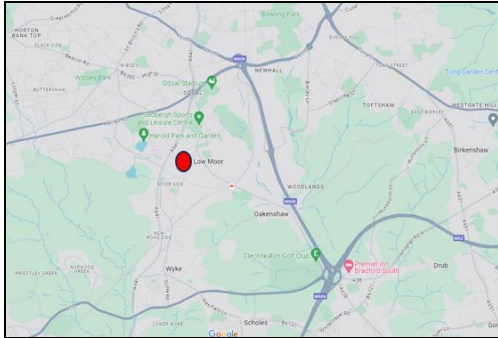
- Principally single storey industrial/factory premises with craneage on a self contained site
- Strategically located to the south of Bradford city centre and less than 2.5 miles from M62 (Junction 26)
- Suitable for owner occupation or as an investment (with potential to split to form multi occupied estate)

0113 2348999

Location

The premises are situated on the southern side of Brighthouse Road close to the junction with Cleckheaton Road. The premises are less than 1 mile to the south of 'Odsal Top' roundabout which is only a short distance from the M606 which leads directly to Junction 26 of the M62.

Bradford city centre is approximately 3.5 miles to the north of the premises and Leeds is situated to the north west. The immediate area is principally industrial and includes various occupiers including John Cottons and Dent Steel Services Ltd.



Description

The premises have been extended over a number of years and comprise three principally single storey industrial/factory and office buildings on a large self contained site (plus open fronted store).

The buildings are a variety of constructions under a series of pitched roofs with mainly concrete floors (part of which does include pits for machinery and the equipment/machinery is to be removed as part of the decommissioning process).



Externally the premises benefit from a part surfaced, part concrete central yard area providing circulation/loading and vehicle parking in addition to car parking area situated outside the boundary fence. The majority of the site does benefit from being self contained (other than the aforementioned parking area) and the site does offer the potential for further development (subject to planning).

Total Site Area 1.68 ha (4.16 acres) or thereabouts

Accommodation

Main factory 2,612m² (28,115 sq. ft)
Mezzanine 322m² (3,471 sq. ft)
Comprising main factory/industrial area along with offices and ancillary provisions including canteen, changing rooms, shower area and eaves

up to 6.2m. The premises benefit from three overhead 3 tonne cranes plus two 2 tonne crane with ground level loading doors.

Workshop 452m² (4,873 sq. ft)
Comprising single storey works with loading door access plus two 3 tonne cranes (1 non-operational).

Open fronted store 129m² (1,388 sq. ft)
Comprising single storey steel framed open fronted store.

Factory/warehouse 1,233m² (13,272 sq. ft)
Comprising workshop/storage unit with overhead traveling cranes with eaves up to 7.9m plus two 5 tonne crane and 3 roller shutter loading door access.

Gross Internal Floor Area 4,749m² (51,119 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage, gas and a substantial three phase electricity supply in addition to individual services including heating, lighting and craneage. No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are informed by the Valuation Office website the premises have a rateable value of £120,000. The National Uniform Business Rate for 2023/24 is 51.2p in the £.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Council Tel: 01274 432111.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request.

Tenure

We are advised the premises are freehold and it is anticipated they will be available with vacant possession from March 2024.

Price

Seeking offers.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3473/A/M
January 2024

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.