



Michael Steel & Co  
PROPERTY CONSULTANTS

## PRELIMINARY ANNOUNCEMENT

### FOR SALE

# FOOD PROCESSING FACILITY & OFFICES

**PAUL KERSHAW HOUSE, ESSEX STREET, BRADFORD,  
WEST YORKSHIRE, BD4 7PG**

2,424.59m<sup>2</sup> (26,097 sq. ft)  
0.42 ha (1.03 acres)



- Accessible location adjacent to Wakefield Road & St James' food market
- Fully fitted food processing and distribution facility
- Additional adjacent storage/development land of 2.32 acres available (separately)

# 0113 2348999

## Location

The property is located fronting and with access to Essex Street (close to St James' Wholesale Market) off Wakefield Road (A650) at its Bowling Back Lane/Prospect Street roundabout junction providing excellent communications to the main Bradford outer ring road and the M606 motorway.

## Description

The premises comprise a modern single storey steel portal framed warehouse, with loading canopy to the warehouse loading docks with adjacent and interconnecting three storey offices with lift and accommodation arranged to provide upper floor offices and ground floor office/reception, warehouse office and process area.

## Accommodation

Description	M <sup>2</sup>	(sq. ft)
SS warehouse & food processing facility	1,538.09	(16,556)
SS offices	268.80	(2,893)
FF & mezzanine offices	348.90	(3,755)
GF office, reception & process area	268.80	(2,893)
<b>TGIFA</b>	<b>2,424.59</b>	<b>(26,097)</b>

7.0m eaves (measured from the floor to the underside of the portal frame haunch.

## Site

The property occupies a total site area extending to approximately 0.42 ha (1.03 acres) approx. the site includes a concrete surfaced secure yard, with barriers to walkways, fencing to boundaries and macadam surfaced parking bays off the highway providing 23 additional car parking spaces.

## Services

All mains services are available to the property including a three phase power supply of 218kva capacity.

## Price

Offers in the region of £2,575,000.

## EPC

The property has an EPC with energy rating C (58) expiring 18 October 2025.

## Tenure

Freehold with HM Land Registry title number WYK178178. The whole property is subject to a lease granted to Delfresh Ltd expiring 20 February 2025. It is anticipated an agreement for the sale of the property will be with vacant possession.

## Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates at RV £150,000.

## VAT

The price is quoted exclusive of VAT, if applicable.

## 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.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
**Andrew Steel**

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**Matthew Ewin**

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**Our Ref: 3532/A/S**  
**June 2024**

**Subject to Contract**



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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.