



FOR SALE – INDUSTRIAL LAND & BUILDINGS
HOLME LANE, BRADFORD, WEST YORKSHIRE



LOCATION

The site is located 3 miles south east of Bradford Town Centre, just off the busy A650 Wakefield Road within 3.5 miles of Junction 26 of the M62. Access to the premises is off Holme Lane behind an existing NHS dental laboratory.

The surrounding area is of a mixed commercial and residential location with the Avenue Retail Park located close by.

DESCRIPTION

A site of approximately 3 acre site with an existing building of circa 20,000 sq.ft.

The existing building has been sub-divided to create up to 7 units ranging in size from 2,100 sq.ft. and combinations thereof can be created.

In addition, there is approximately 2 acres of surplus hardstanding which has the benefit of a detailed planning consent for the erection of 28,000 sq.ft. of industrial units divided into 9 individual units.
(Planning ref: 14/00358/FUL).

The existing building comprises a concrete frame building with pitched profile roof, partially over clad in new profile steel cladding and new rooflights. It has had a comprehensive internal redecoration and has been sub-divided, however in order to fully complete the units we expect, as a minimum, the following needs to be undertaken: -

- Installation of wcs
- New distribution boards to each unit (mains supply has been completed)
- Install external ramps and improve yard area
- Addition external works to improve the landscaping
- Repairs to floor in one unit

We believe there is an opportunity to finish the existing building and let or sell individual units. We estimate an ERV for this element of the property at circa £60,000 pax overall.

In addition there is the opportunity to develop the 28,000 sq.ft. of new build units and we estimate an ERV of circa £150,000 pax, giving a total ERV for the site of £210,000 pax.

Alternatively, the additional development site could be mothballed and the site let as hardstanding storage at circa £30,000 pax thus providing a total rental income of £90,000 pax once the existing building has been completed.



TENURE

Freehold.

TERMS

Offers are invited for the freehold as a whole or as 2 distinct parts.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

FURTHER INFORMATION

Please contact: -



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