

SUPERB SINGLE STOREY TRADE COUNTER/INDUSTRIAL UNIT WITH YARD/PARKING

FOR SALE



29 HILLAM ROAD, BRADFORD,
BD2 1QN
[what3words](#) /// [train.short.avoid](#)

Eddisons

29 Hillam Road

Bradford, BD2 1QN



Tenure

For Sale



Property Type

Industrial



Price

£595,000



Size

602.76 sq m (6,488 sq ft)



Location

Bradford, BD2 1QJ



Property ID

731.4651a (1233378)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The property comprises a modern single storey steel framed industrial/warehouse unit being part brick part metal sheet clad under a sloping roof.

The unit benefits from drive in roller shutter access, concrete flooring throughout and eaves heights from c4m rising to c5.5m

In addition is a useful mezzanine providing quality offices and stores as well as ground floor reception, office and WC/staff facilities.

Externally, the premises benefit from good parking/yard within a landscaped environment. The overall site area is approximately 0.64 acres.

Area	m ²	ft ²
Ground Floor	492.48	5,301
Mezzanine	110.28	1,187
Total GIA	602.76	6,488

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **D**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Factory and Premises
Rateable value: £34,000

Terms

The property is available freehold **For Sale** with full vacant possession.

Price

Price £595,000.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

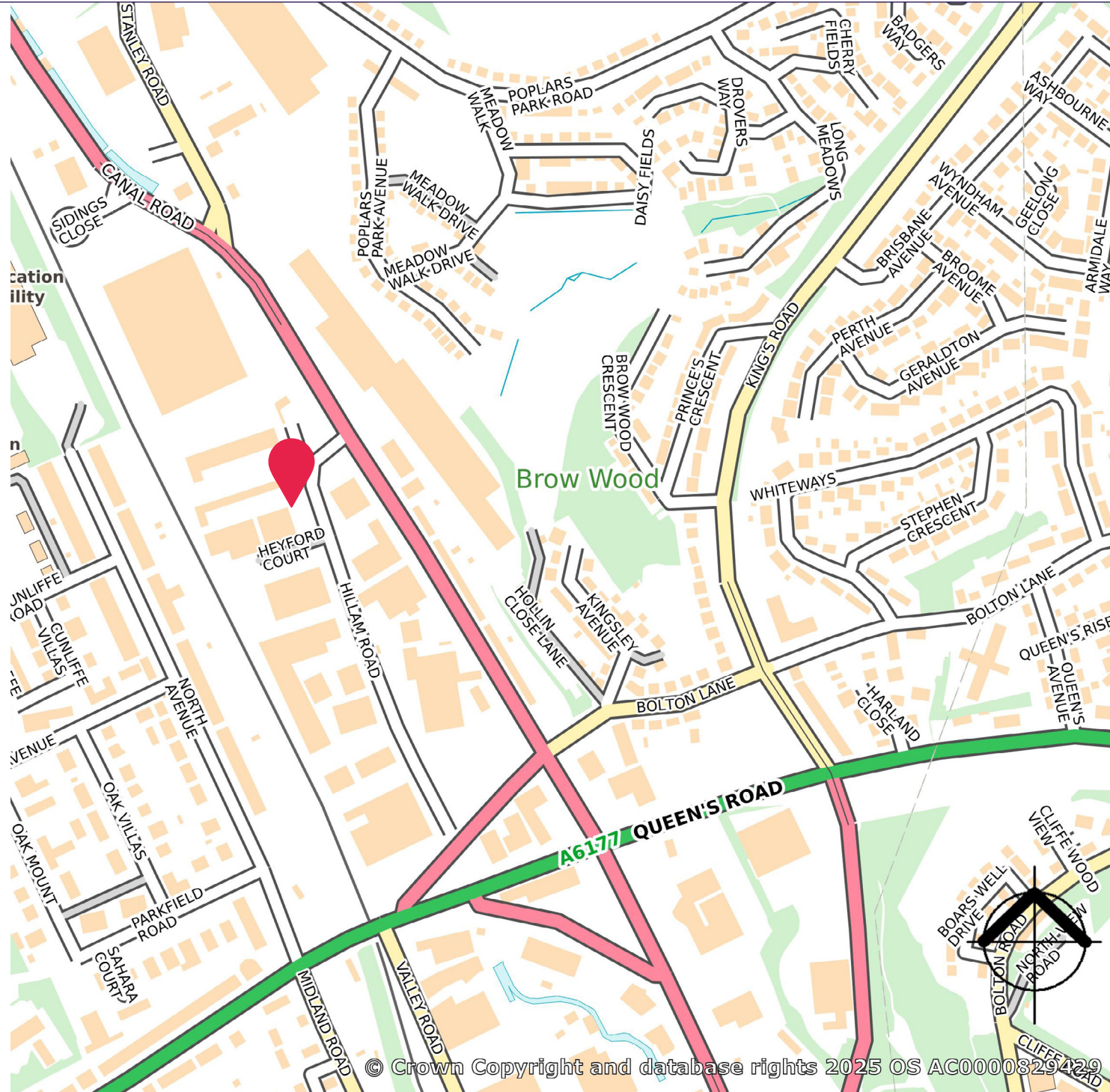
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located in Heyford Court just off Hillam Road. The estate is accessed from Canal Road/Shipleigh Airedale Road, a major arterial route linking Bradford with Shipley.

Bradford city centre is approximately $\frac{3}{4}$ mile to the South with the M606 motorway some 3 miles in distance.













Red line for indicative purpose only