

FOR SALE  
GOOD QUALITY OFFICE/  
WORKSHOPS

Eddisons



49 GRIFFE ROAD, WYKE, BRADFORD, BD12 9JS

PRICE - £115,000

- Good quality office space with useful storage/workshops.
- Gated and secured access.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE  
76.09m<sup>2</sup> (819sq ft)



## LOCATION

This Freehold property is in an excellent location on Griffe Road, Wyke, BD12, just off the (A58) being approximately ½ mile from the M62 motorway network. The surrounding area is predominately residential with easy access to all areas within West Yorkshire.

## DESCRIPTION

This single storey extended premises comprises of 1st office under newly replaced flat roof, with 2nd office and staff/wc facilities under pitched roof.

The first, and much larger, second storage/workshop units are situated under the flat roof towards the rear of the property.

The whole property is set within a secured double gated yard area, encompassing a resin drive to the front and artificial grass to the rear. There is also ample on street, free parking to the front of the property.

The property benefits from quality office fit out, including gas fired central heating, carpeted flooring and Cat5 internet wiring ports to both offices.

The connecting storage units provide open plan space and solid concrete flooring. The overall approximate GIA is 819sq.ft. with an overall approximate site area of 0.05 acres.

Viewing is highly recommended for this one of a kind property.

## RATEABLE VALUE

Description / Land used for Storage and Premises

Rateable value / £5,700

## EPC

An EPC has been commissioned.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available freehold with full vacant possession.

Price £115,000 exclusive.

## 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 / matthew.jennings@eddisons.com  
Email / harvey.bland@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.4490A (180467)

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