

KEIGHLEY OFFICE

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BRADFORD OFFICE

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**Hayfield
Robinson**
PROPERTY CONSULTANTS

FOR SALE

Factory/Warehouse Unit with Offices
and Private Secure Site (0.8 Acres)

3,653 sqft (339 sqm) – 14,820 sqft (1,377 sqm)

AWAITING PHOTOGRAPH

**UNIT 2 HEYFORD COURT, HILLAM ROAD, OFF CANAL ROAD
BRADFORD, WEST YORKSHIRE, BD2 1QN**

UNIT 2 HEYFORD COURT, HILLAM ROAD, OFF CANAL ROAD BRADFORD, WEST YORKSHIRE, BD2 1QN

Location

The property is located approximately 1 mile to the North of Bradford City Centre in Heyford Court, a cul-de-sac development on Hillam Road which is situated off the principal arterial route Northwards out of the City centre off Canal Road (A6037).

Description

The property comprises a detached factory/warehouse unit constructed in two phases during the course of the 1980's and 1990's. The two phases making up the subject property are both of steel portal frame construction with solid concrete floors and part concrete/brick elevations/part insulated profile steel cladding to the elevations.

The works and warehouse elements are lit via a mix of sodium pod lights and fluorescent strip lighting and have a combination of freestanding and suspended gas-fired hot air blowers.

Access to the works/warehouse unit is via two concertina loading doors – both benefiting from a covered loading canopy.

The property has a two storey element to the front of the property, providing offices, WC's and canteen facilities.

Externally the subject property sits on its own secure site of approximately 0.8 acres (0.32 hectares) and is fully secure with palisade fencing along all four boundaries as well as an electrically operating sliding palisade gate to the principal access point. The premises have a comprehensive alarm system and CCTV.

Accommodation

Workshop

11,167 sqft 1,037 sqm
15' to eaves

Warehouse

3,653 sqft 339 sqm
25' to eaves

External

Site extending to 0.8 acres (0.32 hectares)

Services

We understand that all main services are installed or available however we recommend that prospective tenants/purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Rateable Value

For further information on the business rate liability please speak to the agents.

Planning

The property has previously had the benefit of a planning permission (02/00277/FUL) granted on the 15th April 2002 for the construction of a detached two storey showroom and office building, extending to approximately 6,000 sqft (557 sqm). However we recommend interested parties make their own enquires with regards their specific use to the local planning office situated at The Planning Department, 3rd Floor, Jacobs Well, Bradford, BD1 5RW, Tel: 01274 434605.

Terms

Freehold offers in excess of £750,000 are invited. Alternatively, the landlord would consider a leasehold disposal of either the whole or in the constituent parts. Further details upon application.

Existing Tenancies

There is telecommunications mast located within the South Eastern corner of the site. Full details are available upon application.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

For further information and viewing contact:
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