



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**HIGH QUALITY INDUSTRIAL/VEHICLE
MAINTENANCE UNIT WITH LARGE
YARD**

FOR SALE (MAY LET)

**420 TONG STREET
BRADFORD
BD4 6LP**

**22,260 SQ FT (2,101.5)
STANDING ON A SITE OF 1.84 ACRES**

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@aws ltd.co.uk



DETAILS

LOCATION

The property is situated 2.5 miles south east of Bradford City Centre and is within 2 miles of both junction 26 of and 27 of the M62.

The property is prominently located with extensive frontage to the A650, and is therefore, within easy reach of the Towns and Cities of the West Yorkshire conurbation as well as the motorway network.

DESCRIPTION

The property is centrally situated within the site with parking to the front and HGV access to the rear and comprises a single storey modern industrial unit of steel frame construction with brick and part metal clad elevations. The property is split to provide warehouse, offices, workshops, amenities/canteen as well as a more recent extension on the northern elevation of the property.

PLANNING

The property has planning consent for its current use which falls within B2 and B8 use.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

RATEABLE VALUE

We understand the rateable value of the property is £88,000.

TERMS

The property is offered for sale, price on application. Our Clients will consider letting the property for a term to be agreed. Rent on application.

VIEWING

By contacting Nick Arundel, AWS Ltd,
nick@awsltd.co.uk, Tel: 01132351362

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Main front office	2,823	262.26
Main warehouse	6,621	615.15
Workshop	11,306	1,050.34
Utilities area	744	69.14
First floor office to warehouse	744	69.14
Recent extension	382	35.47
TOTAL	22,260	2,101.5
On a site of 1.84 acres		



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Oct 2024

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT