



Detached industrial unit with vacant possession
11,814 Sq Ft + basement on 0.5 acres

Pasture Lane
Clayton
Bradford
BD14 6LU

Location:

The property is located in Clayton, a village situated 3 miles west of Bradford city centre. The A6177 Bradford Outer Ring Road, is located less than 0.5 miles from the property to the east and the A6036 Halifax Road to the south, which are served by Clayton Road and Cooper Lane respectively.

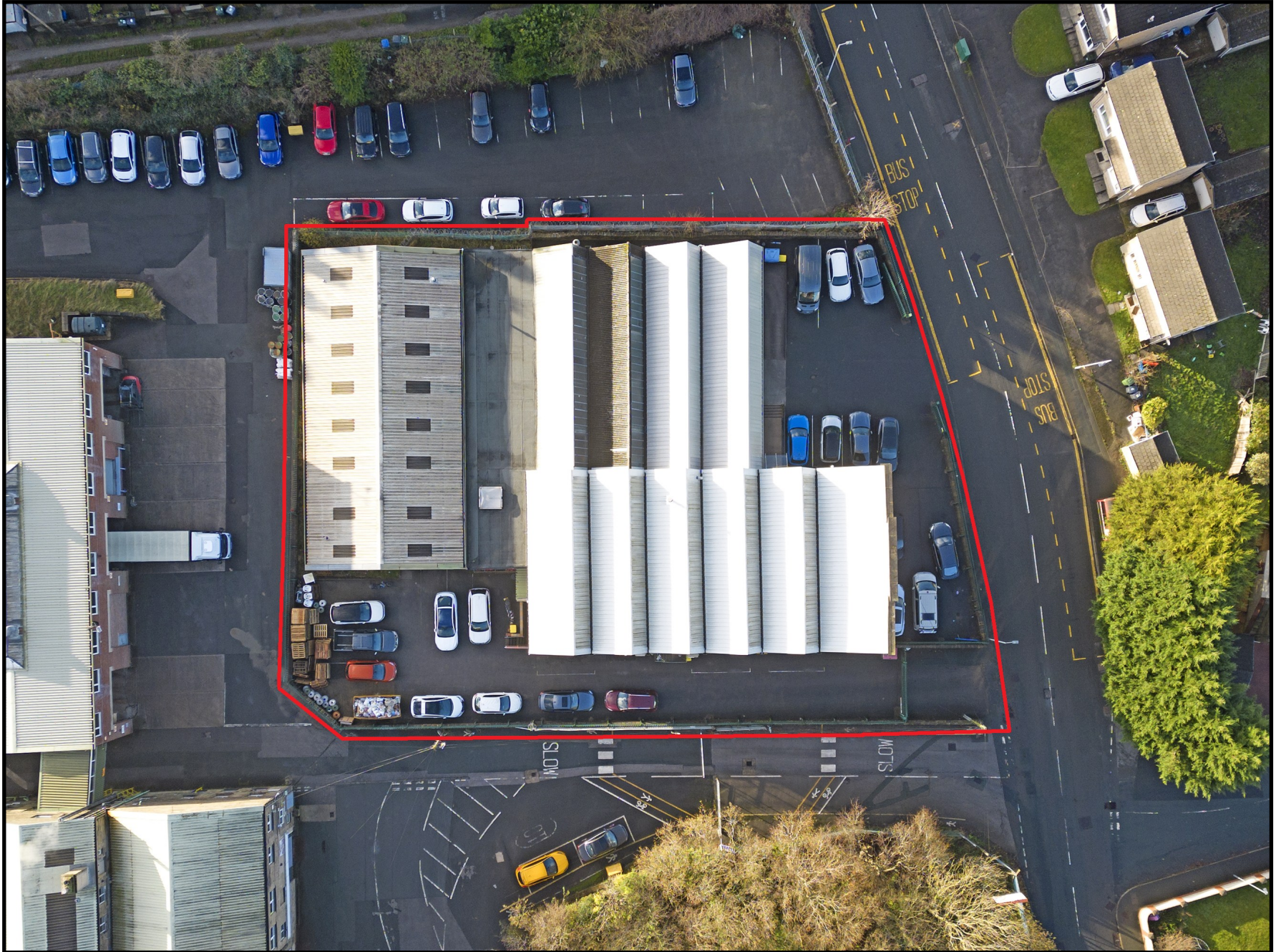
Junction 3 of the M606 is located approximately 3 miles south east of the property, which provides convenient access to the M62 motorway and the wider motorway network.

Description:

The detached property has been comprehensively refurbished throughout, providing the following specification;

- Solid concrete floor
- 2 X ground level loading doors
- 3-3.5m minimum eaves height
- LED lighting throughout
- 3 Phase electricity supply
- Reznor gas heaters to workshop
- High quality offices with board room facilities
- Gas central heating and air conditioning to board room





Accommodation:

Floor	Sq M	Sq Ft
Workshop	787.26	8,474
Offices	310.30	3,340
Total	1,097.56	11,814
Basement	372.63	4,011

Site Information:

- Freehold title - WYK191727
- Site area of 0.53 acres
- Secure site with 2 points of access from Pasture Lane
- Car parking
- Yard access for unloading / parking





Price

Offers are invited for the freehold interest with vacant possession.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

EPC

The property has an EPC rating of E.

Business Rates

The property has a rateable value of £41,750.

Contact & further information

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