



PRIME HIGH QUALITY INDUSTRIAL INVESTMENT FOR SALE

CONCORDE HOUSE, STEWART CLOSE,
VICTORIA ROAD INDUSTRIAL ESTATE
BRADFORD BD2 2EE

20,475 SQ FT
FREEHOLD

GUIDE PRICE £1,750,000

7.0% YIELD

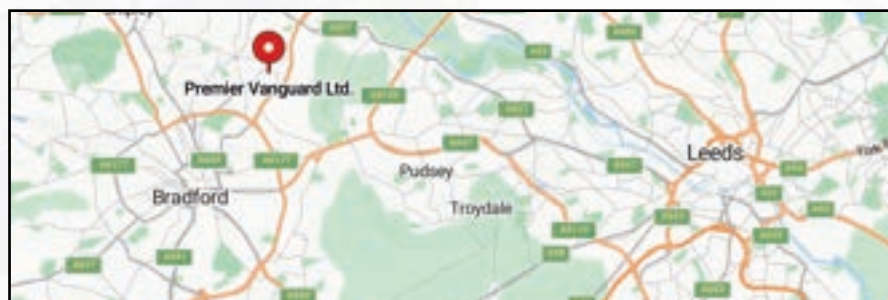
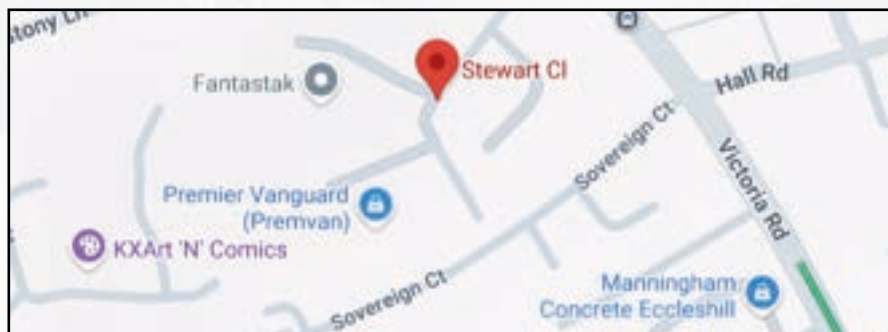
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LOCATION

Located on the well established Victoria Road Industrial Estate which is approximately 2 miles to the North East of Bradford City Centre. With easy access to the A6177 providing orbital access around Bradford with links to M606/M62 corridor.

Concorde House forms part of a small cluster of industrial units ideal for businesses in manufacturing, distribution, or trade services. With shared industrial infrastructure, accessible location and a network of complementary businesses.



EPC

The property has an EPC Rating of C

VAT

All rents and prices are exclusive of VAT.

DESCRIPTION

The property comprises a detached steel portal frame industrial building with profiled metal sheet walls and a pitched roof with four large roller shutter doors onto a large secure yard with car parking.

The building benefits from an integrated two storey office block to the front of the building providing good quality Air Conditioned office space.

The building is generally in good condition throughout.

Floor Areas:

Ground Floor Office:	1,549 sq ft	143.9 sq m
First Floor Office:	2,027 sq ft	188.3 sq m
Ground Floor Warehouse:	16,899 sq ft	1,570 sq m
	20,475 sq ft	1,902.2 sq m

TERMS

The property is offered on a Sale & Leaseback basis with indicative terms (to be finalised as part of a sale deal) as follows:

Tenant: Premier Vanguard Limited

Lease Term: 15 year FRI Lease with periodic Tenant Breaks

Rent: £125,000p.a. (OMRV)

All offers or expression of interested should be submitted to the Sole Agents
TC Group:

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