



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT
HYDROMECH HOUSE
HILLAM ROAD
BRADFORD, BD2 1QN



FOR SALE

**OF INTEREST TO OWNER OCCUPIERS AND
INVESTORS**

PRICE: £1,500,000

CONTACT:
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LOCATION

The property fronts on to Hillam Road, just off Canal Road (A6037) a major arterial route linking the property to Bradford City Centre, the ring road and motorway network.

DESCRIPTION

The property comprises a substantial high eaves building of steel portal frame construction, clad in profiled insulated sheeting under a pitched profile sheeted insulated roof.

To the front of the property is a 2-storey brick-built extension comprising offices and reception area.

Externally there is a large yard with car parking.

FLOOR AREAS

	SQ. FT.	SQ. M.
Offices		
Ground Floor: Offices, kitchen & W.Cs	800	74
First Floor: Offices and W.C.	800	74
Warehouse	21,055	1,957
TOTAL	22,655	2,105

SPECIFICATION

Offices:

Double Glazing
Electric Wall Heaters
Security Shutters

Warehouse

2.5-ton Gantry Craneage
Sodium Lighting
Gas Heating
Eaves Height ranging from 22ft to 35ft (6.7m to 10.8m)

LEASE TERMS

There is a lease in place from 1st July 2023 for a term of 3 years at an annual rent of £126,658. There are break clauses exercisable on 1st January 2025, 1st July 2025 and 1st January 2026.

The tenant is Wm. Barnet GmbH, Aachen, Germany, the largest fibre dealer in the world with an annual turnover of \$300m.

TERMS

The property is available freehold subject to the existing tenancy at a price of £1,500,000.

EPC

Awaiting EPC

RATEABLE VALUE

£91,500



LEGAL COSTS

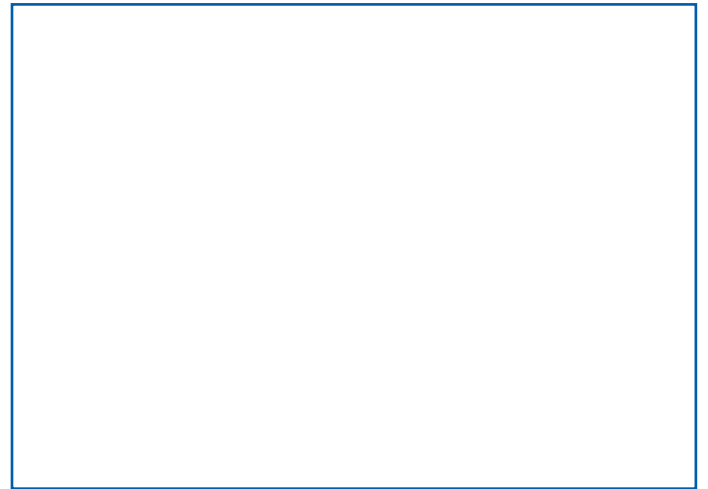
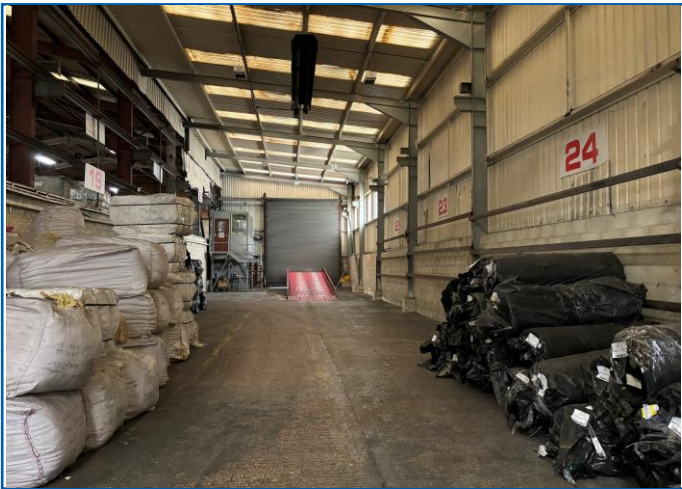
Each party to be responsible for their own legal costs

SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk



MISREPRESENTATION ACT

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