



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**FOR SALE**  
**OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS**  
**1 ELLINTHORPE STREET, WAKEFIELD ROAD, BRADFORD,**  
**BD4 7ND**



**FREEHOLD WITH PARKING**  
**POTENTIAL FOR ALTERNATIVE USES (S.T.P)**  
**OFFICES WITH WAREHOUSING**  
**2595 SQ. FT. (241 SQ. M)**

**PRICE: £197,500**

CONTACT:  
Richard Heslop – 01943 662662  
richard@de-commercial.co.uk

## LOCATION

The property is located on the eastern side of Wakefield Road, two miles south of the city centre. There is good access to the M606 and national motorway network.

The immediate area is a mix of warehousing and trade counter units.

## DESCRIPTION

A detailed property of brick construction under a pitched tiled roof.

It is arranged over lower ground, ground and first floors with roller shutter door access to the lower ground warehousing area. The ground floor also has roller shutter door access allowing flexibility to use as offices or light storage. There are further offices on the first floor which are self-contained with their own amenities and could be let off separately.

## ACCOMMODATION

	SQ. FT.	SQ. M
Lower Ground Floor – Storage	765	70
Ground Floor Offices/Storage	1045	98
First Floor – Offices	785	73
<b>TOTAL</b>	<b>2595</b>	<b>241</b>

## PLANNING

A neighbouring property has been converted to residential. This property lends itself to alternative uses subject to planning. Alternatively, given the mix of offices and warehousing / storage, the property lends itself to trade counter use.

## TERMS

The property is available freehold with vacant possession, at a price of £197,500.

## EPC

Awaiting an EPC

## RATEABLE VALUE

£8,200

## LEGAL COSTS

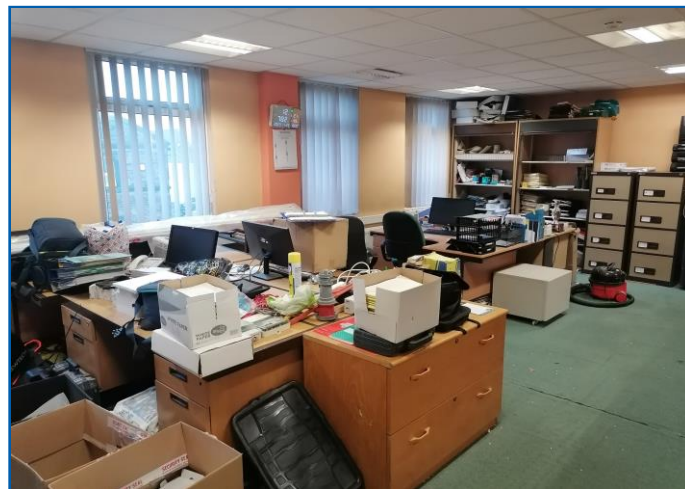
Each party responsible for their own legal costs.

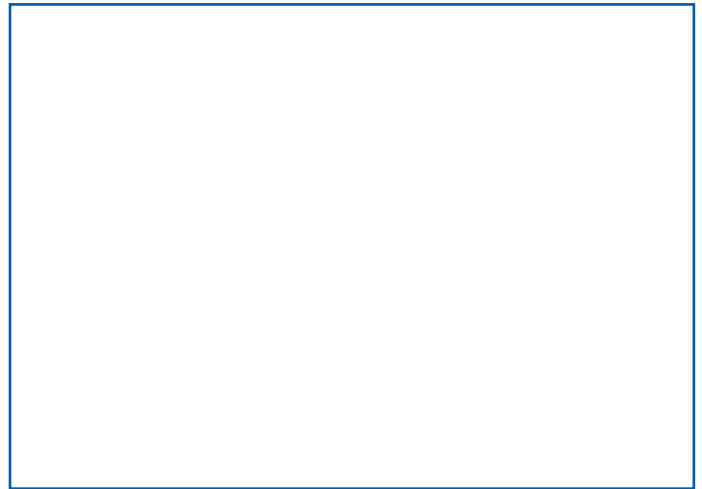
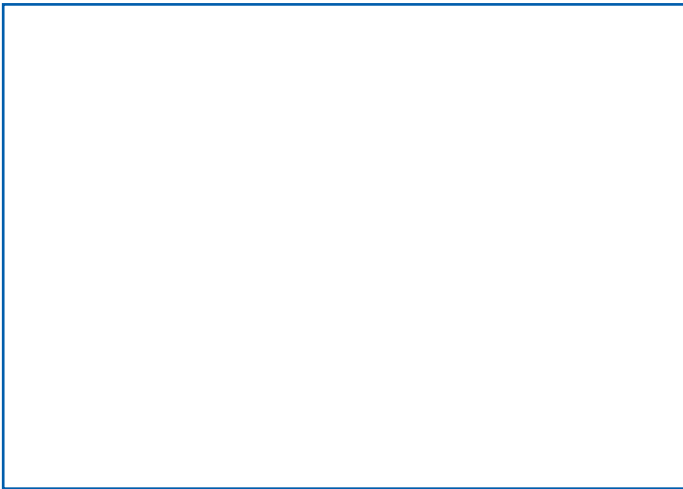
## SERVICES

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](mailto:richard@de-commercial.co.uk)





## MISREPRESENTATION ACT

DE Commercial 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 an offer or contract (ii) DE Commercial cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation or 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 DE Commercial has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property (iv) prices quoted may be subject to VAT and (v) DE Commercial will not be liable in negligence or otherwise, for any loss arising from the use of those particulars. All rents/prices are quoted exclusive of VAT if applicable.

Money Laundering Regulations (introduced 26<sup>th</sup> June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.