



FOR SALE INDUSTRIAL PREMISES WITH REDEVELOPMENT POTENTIAL IN PART OR AS A WHOLE

37,773 sq ft on 3.72 acres

- **Highly Prominent onto Whitehall Road (A58)**
- **Outline Planning Consent for Residential Uses**
- **Existing Accommodation inc Industrial Premises, Mill Premises and 2 x Residential Dwellings**
- **Large Power Supply of up to 800 KVA**

Boundary for indicative purposes.

Valley Mills, Whitehall Road, Drighlington, BD11 1NQ



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ACCOMMODATION

Accommodation	Sq m	Sq ft
Main Factory		
Warehouse	1,686.22	18,151
Ground Floor Offices	313.22	3,372
First Floor Offices	332.26	3,577
Sub-Total	2,331.70	25,098
Mill Buildings	998.36	10,746
Residential Dwellings	179.24	1,929
Total	3,509.30	37,774

DESCRIPTION

The main building provides a detached industrial / manufacturing facility which benefits from the following specification;

- Prominently fronting onto Whitehall Road (A58)
- Loading via 5 electrically operated roller shutter doors
- Large secure yard and loading area with separate parking
- Large power supply of up to 800 KVA
- High quality ancillary office and showroom accommodation

The remainder of the site provides a series of mill buildings, two semi-detached residential dwellings and a combination of surfaced and undeveloped land.

SITE AREA

The site area extends to 3.72 acres (1.51 hectares)

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LOCATION

The property sits prominently fronting onto Whitehall Road (A58) and is strategically located circa 2 miles to the north of Junction 27 of the M62 / M621 Motorway, just over 2 miles to the south west of the Leeds Outer Ring Road (A6110), just under 4.5 miles to the south west of Leeds City Centre and just over 5 miles to the east of Bradford City Centre.

The property itself is accessed directly off Whitehall Road (A58).

PLANNING

The site has been used to date for industrial / warehouse purposes and therefore will benefit from an assumed consent for these uses.

The site also benefits from an outline planning consent (19/03139/OT) for the development of 44 residential dwellings.

Interested parties should make their own enquiries to Leeds City Council Planning Department.

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TERMS

The property is held by way of a freehold sale.

Guide price on application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / INSPECTIONS

For further information or to arrange a viewing please contact;

Paul Mack

07921 933 636

paul.mack@gentvisick.com

Jonathan Jacob

07809 526 118

jonathan.jacob@gentvisick.com

Will Woodhall

07551 553 471

will@gentvisick.com

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We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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