

# HIGH BAY WAREHOUSE / INDUSTRIAL PREMISES

**13,139 SQ FT (1,220.66 SQ M)**

FURTHER 3-STOREY FORMER 'TEXTILE' MILL & BASEMENT IN  
NEED OF REFURBISHMENT – 10,159 SQ FT (943.84 SQ M)



**HOLDER & CO**  
Property Consultants



## FULLERTON STREET, BRADFORD, BD3 9QT

- Approximately 13,139 sq ft warehouse / industrial
- 10.34m eaves height
- Drive in 'tailboard' & ground level loading
- 3-Storey 'textile' building with basement – 10,159 sq ft

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**LOCATION**

The property is situated at the junction of Fullerton Street and Buck Street, immediately off the A647 Leeds Road and approximately 0.7 miles from the centre of Bradford.

**TERMS**

The freehold of the premises is offered with vacant possession. Offers in excess of £1,000,000 exclusive of VAT.

**DESCRIPTION**

A high bay warehouse / industrial unit with adjoining 3 storey former 'textile' style offices in need of refurbishment. Loading and parking is directly from the roadside. The warehouse benefits from level and raised access loading and 10.34m eaves height.

**BUSINESS RATES**

Business rates will be payable. Further information can be obtained from Valuation Office Agency.

**LEGAL COSTS**

Each party to bear their own legal costs in the transaction

**ACCOMMODATION**

Description	Sq ft	Sq m
Warehouse	13,139	1,220.66
3 Storey Offices & basement	(10,159)	(943.84)
<b>TOTAL</b>	<b>23,298</b>	<b>2,164.50</b>

**CONTACT**

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Subject to Contract