

**FOR SALE**  
**INDUSTRIAL COMPLEX WITH ANCILLARY**  
**OFFICES**

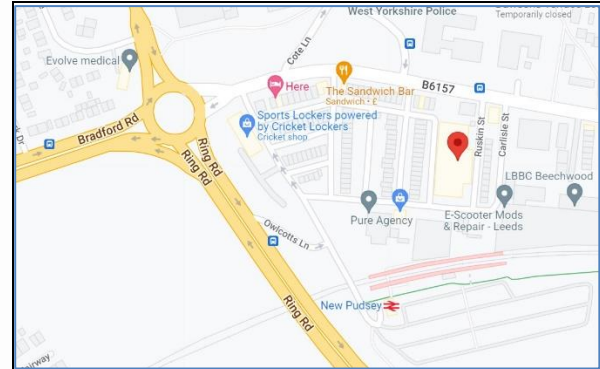


**\*VACANT POSSESSION SALE – DUE TO BUSINESS RE-LOCATION\***

**TROY WORKS, BRADFORD ROAD,  
STANNINGLEY, LEEDS, LS28 6QA**

- 23,310 sq. ft (2,165.55 sq. m)
- Rare freehold opportunity at a low price of £60 psf.
- Site area of 0.8 acre
- Large power supply





## LOCATION

The complex is prominently located fronting Bradford Road, c. 6 ½ mile to the west of Leeds City Centre, Bradford City Centre is 3 ½ miles distant.

## DESCRIPTION

The premises comprise industrial accommodation across several bays with two-storey office accommodation. There is a car park with a small detached office building to the front elevation. Drive in access is to the side and rear. There is an additional yard to the rear. Large power supply capacity tbc.

## TERMS

The premises are offered for sale at a quoting price of **£1.4m** plus VAT.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Ground Floor Works:	1,684.39	18,131
Ground Floor Offices:	170.57	1,836
First Floor Offices:	170.57	1,836
Detached GF Sales office:	140.02	1,507
<b>TOTAL</b>	<b>2,165.55</b>	<b>23,310</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

We understand that the current Rateable Value is £45,000.

## CONTACT

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Subject to Contract