



**FOR SALE**

(DUE TO RELOCATION)

**Industrial / Office Complex**

**3,392.8 sq m (36,520 sq ft)**

on approx. 0.51 hectares (1.26 acres)

*Of interest to  
Owner Occupiers,  
Investors and Developers*

**Stone Hall Mill**

**ECCLESHILL, BRADFORD, BD2 2EW**

Keyline for identification purposes only.

# Stone Hall Mill

ECCLESHILL, BRADFORD, BD2 2EW

## Property

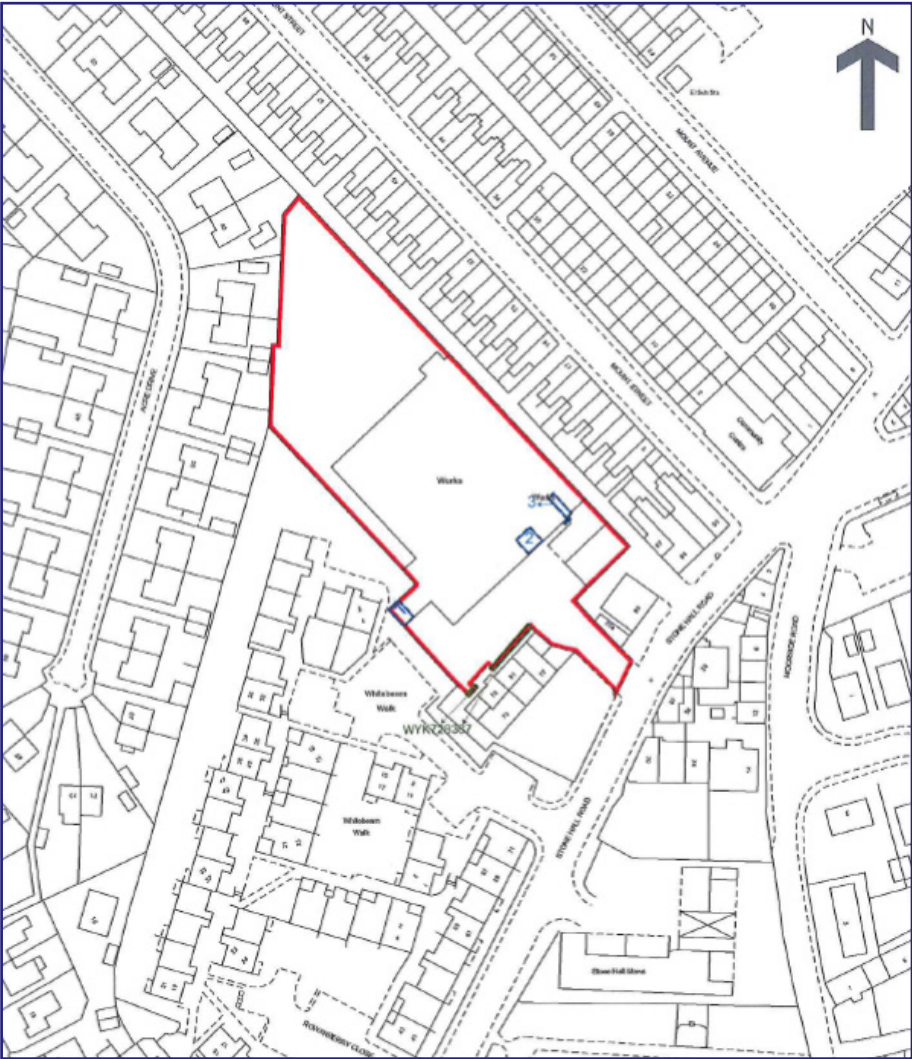
- Briefly, the complex provides an attractive 4 storey stone built traditional office / works building providing a combination of offices and work / production areas across all floors with servicing / deliveries via 2 adjoining outbuildings and a shuttered garage, which enables access to the rear of the site.
- Attached to the multi-storey building is a rear single storey main works area of 2 bay construction.



### Accommodation

The complex provides the following approximate gross internal floor areas (provided by the client):

|   | SQ M           | SQ FT         |
|---|----------------|---------------|
| <b>Multi-Storey Office / Works Building</b>     |                |               |
| Ground floor                                    | 296.8          | 3,194         |
| First floor                                     | 355.1          | 3,822         |
| Second floor                                    | 355.1          | 3,822         |
| Third floor                                     | 355.1          | 3,822         |
| Basement  | 125.8          | 1,354         |
| <b>Main Works Area</b>                          |                |               |
| Holding Warehouse                               | 95.2           | 1,025         |
| Loading bay                                     | 129.4          | 1,393         |
| Link building                                   | 39.7           | 427           |
| Main works                                      | 1589.3         | 17,114        |
| Garage  | 50.8           | 547           |
| <b>Total approx. gross internal floor area:</b> | <b>3,392.8</b> | <b>36,520</b> |



### Site

The complex is served by a tarmacadam car park to the front and a grassed expanse of land to the rear.

We understand the whole site extends to a gross area of circa **0.511 hectares (1.263 acres)**.



## Situation

- The complex is situated in Eccleshill, a popular residential suburb situated approx. 3 miles north east of central Bradford with ease of access to the region by virtue of Harrogate Road (A6158) closeby, a major arterial route in Bradford and proximity of its busy junction with Leeds Road (A657).
- The immediate locality is predominantly residential in nature comprising traditional pre-war through terraced dwellings interspersed with post-war Housing Association.
- A variety of longstanding commercial traders are represented on Stone Hall Road and Stony Lane, the latter being one of the main roads serving Eccleshill and regarded as the main centre.

## Business Rates

A search of the Valuation Office website reveals that the property has the following Rateable Value :-

Rateable Value: £62,500

## Sale Price

The Freehold interest is available with Vacant Possession and Subject to Contract – **Guide Price Upon Application.**

## VAT

We are advised by our Clients that VAT is not chargeable on this transaction however they reserve the right to do so – if appropriate.

## EPC

The Energy Performance Rating for this property is D. A copy of the Certificate and Report is available upon request.

## Data Room

Additional information is available via a Data Room, access to which will be available to interested parties (after they have viewed).

Please note that no site investigation / contamination surveys have been undertaken.

## Contact

Further enquiries / viewings strictly via the joint selling agents:

Sharma Williamson Ltd. and Eddisons for themselves and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
  2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
  3. None of the building services or service installations have been tested and are not warranted to be in working order.
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