



**Len Shaw Building
Bolton Lane
BRADFORD
BD2 1AF**

- Superbly appointed detached single storey office / warehouse facility with ground floor GIA of **523.1 sq m (5,631 sq ft)**
- Suitable for a variety of uses including continuation of offices, industrial, manufacturing, testing etc.
- Superb location adjacent to Queens Road (A6177 - Outer Ring Road) and Canal Road (A6037)
- For Sale: **£725,000**; Rent: **£67,500 pax**

www.sharmawilliamson.co.uk

T: 01274 759955

SITUATION

The property occupies an enviable location adjacent to both Queens Road (A6177) forming part of the Bradford Outer Ring Road and Canal Road (A6037), one of the main arterial routes connecting Bradford City Centre to the region.

As such, the location is preferred by a wide variety of long established occupiers including Dulux Decorating Centre, Shorts Lifts etc., with Canal Road being particularly popular with flagship car dealerships (Toyota, Ford and Volvo) to name a few.

PROPERTY/ACCOMMODATION

The property comprises a renovated and attractive commercial building of single storey construction, last used for offices and laboratory and testing purposes.

Amenities include aluminium framed / powder coated doors and windows, with security shutters, intruder alarm with CCTV facilities, partial air conditioning.

The premises provide the following approximate gross internal floor areas.

	Sq. m.	Sq. ft.
Ground Floor Various partitioned offices with WCs and board room	523.1	5,561

Outside

Externally, there is secure tarmacadam parking for approximately 10 vehicles accessed via a sliding automated gate

RATING

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

Authority:	Bradford Council
Description:	Workshop & Premises
Rateable Value (2026):	£29,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

SALE PRICE

Offers in the region of **£725,000** are sought for the Freehold interest, Subject to Contract.

LEASE / RENT

Rent: **£67,500 per annum exclusive**. The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link: <https://www.investinbradford.com>

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

Our clients advise that VAT is not chargeable upon the sale price / rent although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **B** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint agents:

Sharma Williamson

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BTG Eddisons

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August 2026

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