

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Maharaja Buildings
Cemetery Road
BRADFORD
BD8 9RY



FOR SALE / TO LET (Maharaja Textiles Unaffected)

- Modern/Industrial Warehouse Premises with Ground Floor Warehouse of **1549.4 sq m (16,678 sq ft)**, Communal Loading Bay of **543.4 sq m (5849 sq ft)** and First Floor Storage Area extending to **2092.8 sq m (22,527 sq ft)** totalling **4185.6 sq m (45,054 sq ft)**
- Ground Floor Loading Facilities with Goods Lift and Conveyor Belt to First Floor
- Solid Floors Throughout
- Available To Let as a Whole or In Part

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SITUATION

The premises occupy a prominent location fronting Cemetery Road in an established and popular commercial/residential area approximately 5 miles west of Bradford. Excellent access is available to Thornton Road (B6145) and Ingleby Road (Bradford Outer Ring Road – A6177), providing convenient access to the Citywide region.

Other occupiers in the locality include a sizeable Farmer's Boy (Morrisons) complex, Manningham Concrete etc., whilst various amenities are available upon Thornton Road and Ingleby Road.

PROPERTY/ACCOMMODATION

The building comprises a detached works building being of portal frame single bay construction and clad in modern combination brick and profile sheeted elevations.

The accommodation benefits from the following amenities:-

- Goods lift (1500 KG/10 person) serving both floors
- Goods conveyor belt
- Sprinkler system
- Heating provided via both central heating and gas space blowers

The accommodation provides the following approximate gross internal floor areas:-

	Sq m	Sq ft
<u>Ground Floor</u>		
Communal loading bay with 2 drive in loading points (1 dock leveller) with goods lift and conveyor belt to 1 st floor	543.4	5849
Main warehouse with internal partitioning to provide WCs, kitchen and works offices (approx. working height of 10ft 1in)	1549.4	16,678
<u>First Floor</u>		
Predominantly open plan storage area (approx. eaves height 10'4")	2092.8	22,527
<u>Outside</u>		
Tarmacadam carparking available upon Greenside Lane		

RATING

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE

Offers in the region of £2.65m will be considered – subject to contract and VAT.

LEASE/ RENT

The property is available to let either as a whole or in part, upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a guide rent of **£150,000 pa exclusive** (whole building)(Subject to Lease, plus VAT – if appropriate).

For part of building enquiries, please contact our offices.

PLANNING

Planning permission allowing for change of use of part of the ground floor to Non-Food Retail (approx. 10,000 sq ft) was granted – Ref 17/00024/FUL

LEGAL COSTS

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

VAT

We are advised by our clients that VAT is chargeable on the rent at the standard rate,

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint agents:-

Sharma Williamson

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Eddisons

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(Updated March 2023)

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