



**Alpha House
96 City Road
BRADFORD
BD8 8ES**

- Modern hybrid premises with secure car park / yard.
- Rare freehold opportunity of possible interest to owner occupiers, investors etc. with sub-division possible.
- Overall area (across 3 levels) **1,218.9 sqm (13,121 sq ft)**
- **Sale price: £950,000; Rent: £90,000 pax**

www.sharmawilliamson.co.uk

T: 01274 759955

SITUATION

The property occupies a central location off City Road, forming part of Sunbridge Road approximately half a mile northwest of Bradford City Centre.

Sunbridge Road / City Road runs parallel with Thornton Road (B6145) in an area popular with established commercial / industrial occupiers attracted by the main road network and access to all main amenities.

these include Narang Wholesalers Ltd, Yorkshire Cottage Bakeries and Kashmir Crown Bakeries.

PROPERTY/ACCOMMODATION

The property comprises a modern detached hybrid building being of single bay portal frame construction and clad in attractive combination brickwork and profile insulated sheeting.

The accommodation extends over 3 levels, taking advantage of the gradient of the site.

Both upper and lower ground floor levels provide a series of offices, light works and testing rooms / laboratories, both floors having independent access if required with additional overspill space at roof level.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Lower Ground Floor Works / Office area	468.8	5046
Upper Ground Floor Works / Office area with board room, staff kitchen and WCs	463.6	4990
Roof Space Store 1 Informal store 2	118.0 168.6	1270 1815
TOTAL AREA	1,218.9	13,121

Amenities

- Gas powered central heating throughout.
- Mains fed fire alarm system.
- Intruder alarm.
- All mains services

Outside

Tarmacadam car park accommodating approx 16 vehicles.

The site is bounded / secured by full height palisade fencing with access via electric metal gates - with external ramped access serving the upper ground floor.

RATING

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

Authority: Bradford Council

Description: Offices and Premises

Rateable Value (2026): £41,500

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

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

FREEHOLD PRICE

Offers in the region of **£950,000** are sought for the Freehold interest Subject to Contract.

RENT / LEASE

£90,000 pax per annum exclusive Subject to Lease, plus VAT—if appropriate.

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.

VAT

Our clients advise that VAT is chargeable upon the sale price / rent at the prevailing rate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the joint agents:

Sharma Williamson

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Email: sonny@sharmawilliamson.co.uk
vinay@sharmawilliamson.co.uk

BTG Eddisons

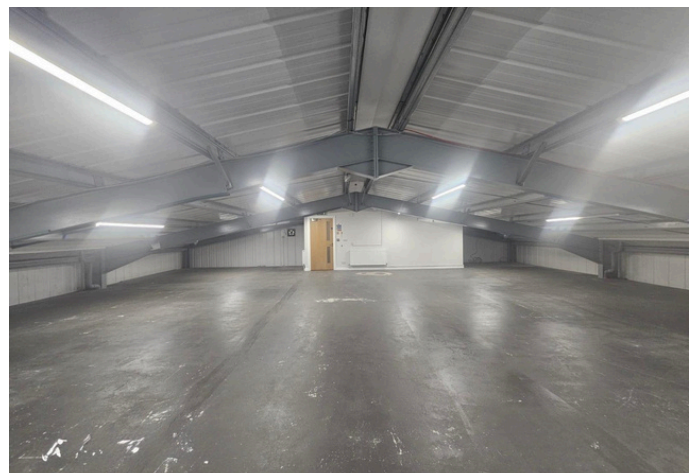
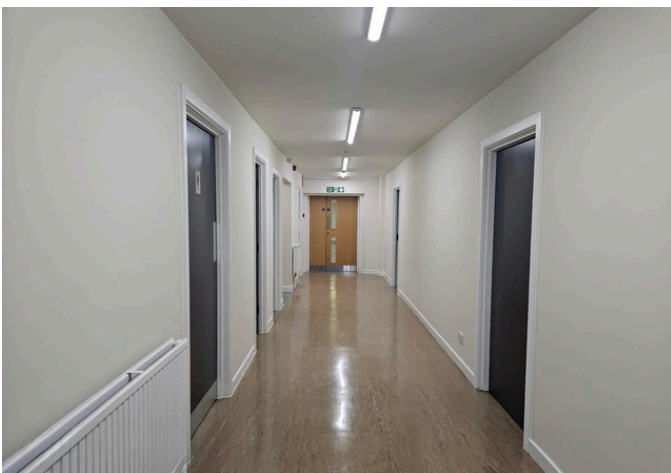
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August 2026

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