

FOR SALE INDUSTRIAL PREMISES WITH REDEVELOPMENT POTENTIAL IN PART OR AS A WHOLE

37,773 sq ft on 3.72 acres





ACCOMMODATION

Accommodation	Sq m	Sq ft
Main Factory		
Warehouse	1,686.22	18,151
Ground Floor Offices	313.22	3,372
First Floor Offices	332.26	3,577
Sub-Total	2,331.70	25,098
Mill Buildings	998.36	10,746
Residential Dwellings	179.24	1,929
Total	3,509.30	37,774

DESCRIPTION

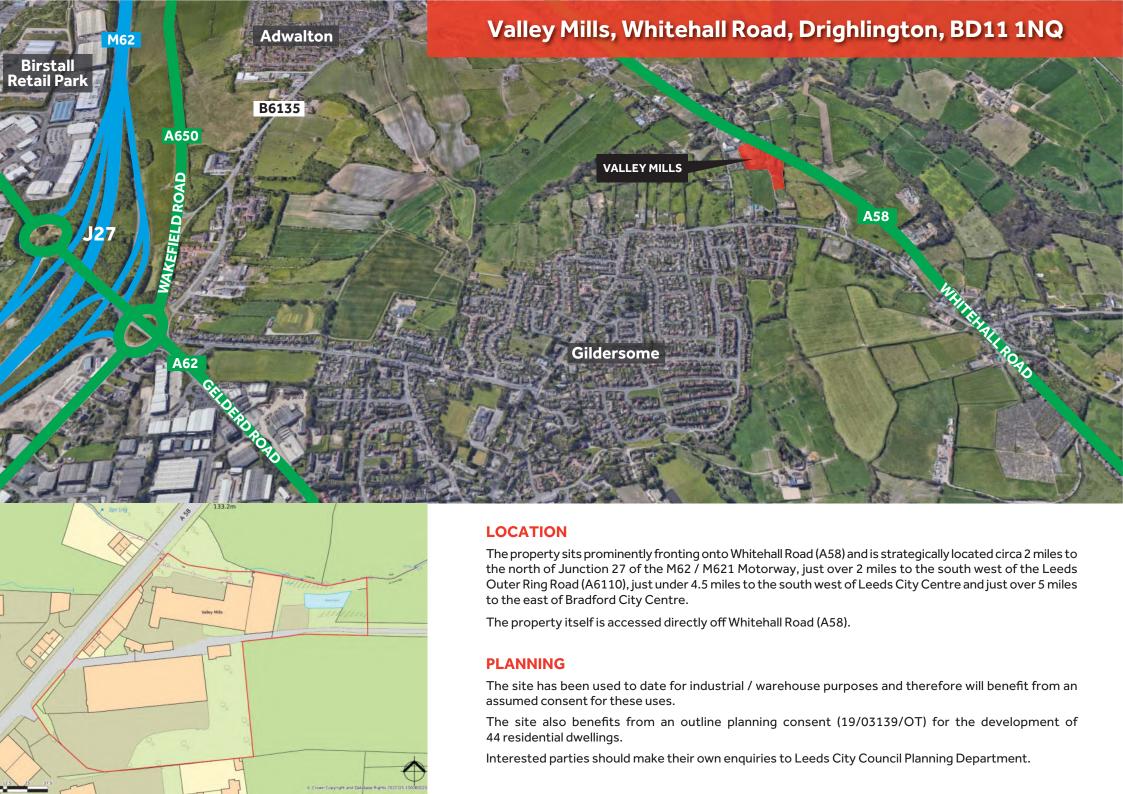
The main building provides a detached industrial / manufacturing facility which benefits from the following specification;

- Prominently fronting onto Whitehall Road (A58)
- Loading via 5 electrically operated roller shutter doors
- Large secure yard and loading area with separate parking
- Large power supply of up to 800 KVA
- High quality ancillary office and showroom accommodation

The remainder of the site provides a series of mill buildings, two semi-detached residential dwellings and a combination of surfaced and undeveloped land.

SITE AREA

The site area extends to 3.72 acres (1.51 hectares)





Valley Mills, Whitehall Road, Drighlington, BD11 1NQ

TERMS

The property is held by way of a freehold sale.

Guide price on application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / INSPECTIONS

For further information or to arrange a viewing please contact;

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We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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