# **HIGH BAY WAREHOUSE / INDUSTRIAL PREMISES** 13,139 SQ FT (1,220.66 SQ M) FURTHER 3-STOREY FORMER 'TEXTILE' MILL & BASEMENT IN

NEED OF REFURBISHMENT – 10,159 SQ FT (943.84 SQ M)





# FULLERTON STREET, BRADFORD,

## **BD3 9QT**

- Approximately 13,139 sq ft warehouse / industrial
- 10.34m eaves height
- Drive in 'tailboard' & ground level loading
- 3-Storey 'textile' building with basement 10,159 sq ft

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## **FULLERTON STREET**

### **BRADFORD, BD3 9QT**



#### LOCATION

The property is situated at the junction of Fullerton Street and Buck Street, immediately off the A647 Leeds Road and approximately 0.7 miles from the centre of Bradford.

#### DESCRIPTION

A high bay warehouse / industrial unit with adjoining 3 storey former 'textile' style offices in need of refurbishment. Loading and parking is directly from the roadside. The warehouse benefits from level and raised access loading and 10.34m eaves height.

#### ACCOMMODATION

Description	Sq ft	Sq m
Warehouse	13,139	1,220.66
3 Storey	(10,159)	(943.84)
Offices &		
basement		
TOTAL	23,298	2,164.50



#### TERMS

The freehold of the premises is offered with vacant possession. Offers in excess of £1,000,000 exclusive of VAT.

#### **BUSINESS RATES**

Business rates will be payable. Further information can be obtained from Valuation Office Agency.

#### LEGAL COSTS

Each party to bear their own legal costs in the transaction

#### CONTACT

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Subject to Contract

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