



Michael Steel & Co  
PROPERTY CONSULTANTS

## FOR SALE

# INDUSTRIAL DEVELOPMENT/STORAGE LAND

ESSEX STREET, BRADFORD,  
WEST YORKSHIRE, BD4 7PG

0.94 ha (2.32 acres)



- Secure, broadly level and accessible site
- Full planning permission for factory/warehouse and offices of 3,400m<sup>2</sup> (36,600 sq. ft)
- Adjacent industrial property (Delifresh premises) – available separately due to relocation (26,097 sq. ft on 1.03 acres)

# 0113 2348999

## Location

The property is located fronting and with access to Essex Street (close to St James' Wholesale Market) off Wakefield Road (A650) at its Bowling Back Lane/Prospect Street roundabout junction providing excellent communications to the main Bradford outer ring road and the M606 motorway.

## Description

The premises comprise a regular shaped and broadly level parcel of land, being the cleared site of former factory/warehouse and offices extending to 0.94 ha (2.32 acres) approx.

The site has perimeter security fencing, macadam, concrete and crushed stone surfaces.

## Tenure

The freehold property has HM Land Registry title number WYK388882 and is offered with vacant possession.

## Planning

The property has the benefit of a full planning permission for 'construction of distribution warehouse to replace warehouse building with ancillary offices and amenities and new electrical substation' (APP No: 20/05385/MAF – granted 25 October 2021 subject to subsequent 'non – material amendment' consents).

Further details of the planning permissions, including technical information in respect of site surveys and approved plans, are available within the joint agents data room accessed via the joint agents dedicated website;

<https://savillsglobal.box.com/v/Deli-Fresh-Industrial>

## Business Rates

The property was removed from the business rating list on 06 January 2020.

## Price

Offers in the region of £1.45m.

## VAT

The price is quoted exclusive of VAT, if applicable.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

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**Andrew Steel** [andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
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**Savills** Tel: 0113 2201241  
**Matthew Ewin** [matthew.ewin@savills.com](mailto:matthew.ewin@savills.com)

**Our Ref: 3533/A/S**  
**June 2024**

**Subject to Contract**



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**0113 2348999**  
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.