

FOR SALE

Upon instructions of the Joint LPA Receivers



87 Manningham Lane

Bradford
BD1 3BN

- Prominent office investment
- Brunel Housing as principal tenant
- 1,678m² (18,062 sq ft)



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- **Prominent office investment**
- **Brunel Housing as principal tenant**
- **1,678m² (18,062 sq ft)**

Location

The property is located in the city of Bradford and occupies a position on Manningham Lane (A650) approximately quarter of a mile North of the city centre.

The immediate area is heavily built-up with properties along Manningham Lane being occupied for a mixture of commercial uses, predominantly retail units and offices.

Description

The property comprises a tenanted, purpose-built, four-storey detached office building to include private on-site car parking.

At ground floor there is a communal entrance/reception area, with a staircase and eight person passenger lift providing access to the accommodation on upper floors. Communal toilet facilities are situated on first, second and third floors.

The office accommodation on each floor has been divided up by partition walling to create a series of offices with ancillary accommodation, each suite generally comprising a central corridor with the accommodation being situated off this to either side. The accommodation on each floor generally has a painted plaster finish to the walls and ceilings, fluorescent lighting, carpets/ carpet tile covering to the floors and heating being provided via a communal gas central heating system.

There are two boiler/store rooms located at basement level accessed via an external staircase to the rear of the building.

Externally, there is a tarmac surfaced secure car park situated to the rear of the building providing parking for approximately thirty nine vehicles.

Accommodation

The total approximate net internal floor areas are:		
Ground Floor	400m²	4,306 sq ft
First Floor	420m²	4,520 sq ft
Second Floor	429m²	4,618 sq ft
Third Floor	429m²	4,618 sq ft
Total Approximate NIA	1,678m²	18,062 sq ft

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

Services

The property is connected to mains electricity, gas, water and drainage.

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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Outgoings

Under the 2005 Rating List the property has four separate entries with rateable values of £51,000, £3,850, £2,750 and £14,000.

Tenure

The property is available freehold.

Tenancies

The ground, second and third floors of the building are occupied by Brunel Housing, a local housing association established in 1968 and now forming part of Yorkshire Housing.

The first floor is currently vacant and to let.

There are two telecommunications masts located on the roof top, the tenants being T-Mobile and Vodafone.

The total current rent passing is £73,470 per annum.

The April 2007 rent review in respect of the letting to Brunel Housing remains outstanding.

A detailed tenancy schedule will be made available to seriously interested parties upon request.

Price

Offers are invited in the region of £1m for the property subject to the existing tenancy agreements.

Further Information

For further information and viewing arrangements please contact the sole selling agent:

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