

# Dempster Works, Croft Road, Crossflatts, Bingley BD16 2DU

For Sale – Warehouse and Offices  
36,586 sq ft (3,339 sq m)



#### Warehouse

- Steel frame
- Profile sheet elevations
- Heating and Lighting
- Eaves height – 5.2m
- 9 x Ground Level Loading Doors

#### Offices

- Suspended ceiling
- Integral lighting
- Double Glazing
- Central Heating
- Comfort Cooling in part

#### External

- Total site area 1.95 acres
- Large yard area
- Expansion land



### Location

The property is located in Crossflatts, a mixed commercial and residential area within the Aire Valley. The site is accessed from the B6265 which in turn links to the Aire Valley Trunk Road (A629). This provides direct access to Bingley (1.5 miles) and Bradford (6 miles) to the east and Keighley approximately 2 miles west.

### Description

Dempster Works comprises a detached warehouse with offices constructed over a steel portal frame with an asbestos panel roof and profile sheet elevations. Internally, there are two main warehouse areas which are fitted out in part with offices. Entering the premises from Croft Road there are two storey offices constructed in blockwork.

Externally, there is a concrete loading yard to the side, a further yard area and expansion land to the rear and car parking to the front elevation. The overall site area extends to approximately 1.95 acres.

### Accommodation

We have been measured the property to have the following gross internal area:

Accommodation	Sq m	Sq ft
Warehouse / GF Office	2,569.76	27,340
GF Office	429.5	4,623
FF Office	429.5	4,623
Total	3,339	36,586

### Rateable Value

Warehouse and Premises	£116,000
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### Tenure

Freehold

### Asking Price

Available on request.

### VAT

VAT will be charged where applicable.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Available on request.

### Information / Viewing

Strictly by appointment:

Tom Asher  
0113 261 6244  
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