



Mixed Use Occupation / Redevelopment Opportunity

199,455 sq ft on 18.6 acres

Halifax Road / Western Way
Bradford
West Yorkshire
BD6 2LZ

Description

The site has served as the headquarters of Yorkshire Water since 1989 and is now being offered with vacant possession following the company's relocation.

The site is gently sloping north to south with access provided from Halifax Road.

Western House 4 storey detached office constructed in the late 1980's.

The Depot 3 bay industrial unit of steel frame construction, built in the 1970's.

Midway Modern 3 storey detached office constructed in c.2002.

SDC 2 storey detached office constructed in the 1980's.

Data Centre Detached bespoke data centre premises.

Location

Situated within a well-connected mixed use area, the site benefits from excellent accessibility, located approximately 2 miles south of Bradford city centre and just 1.5 miles from the M606 to the east.

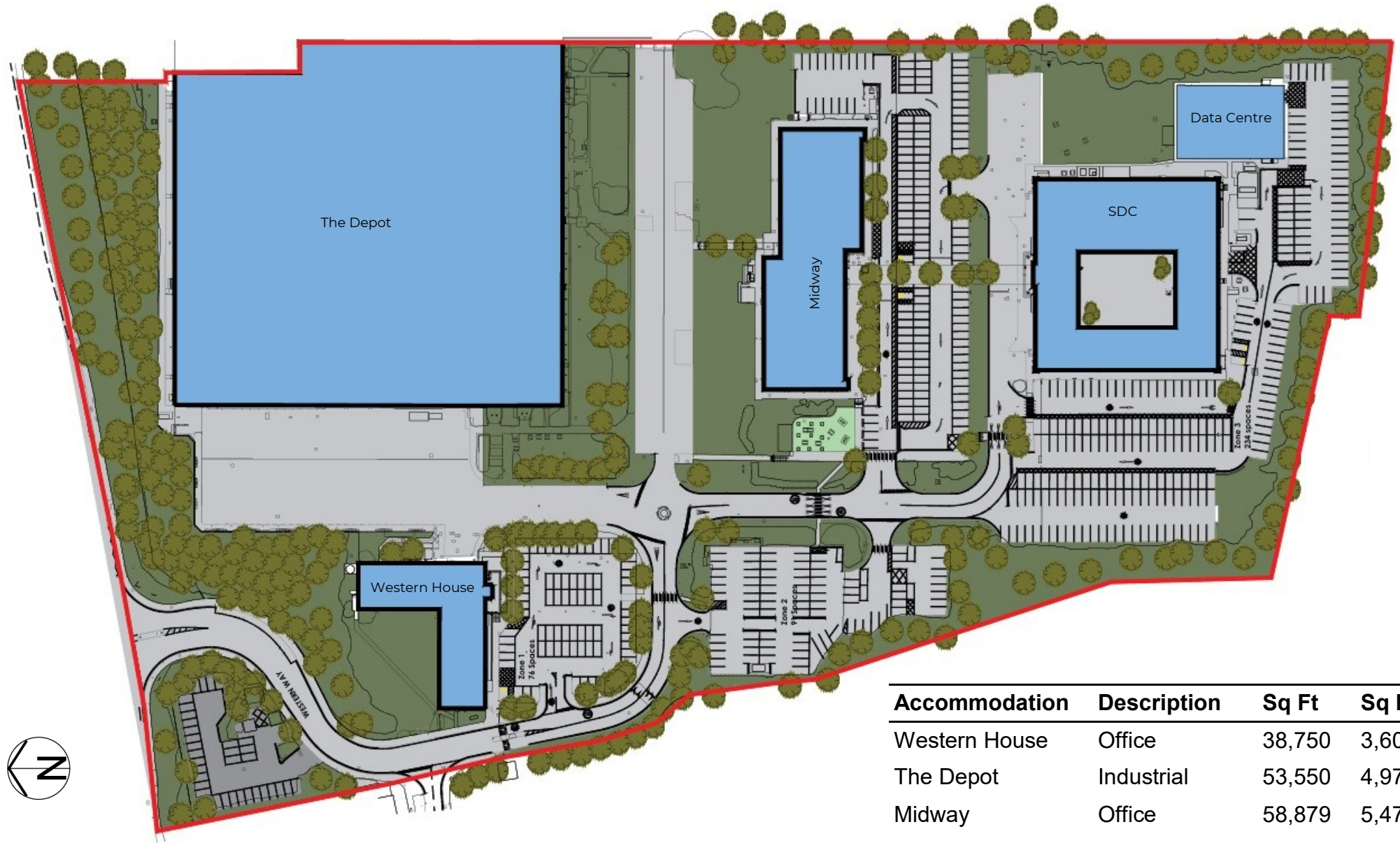
The property benefits from good public transport connectivity, with bus stops located approximately 120 metres from the site on Halifax Road, providing regular services towards Bradford, Halifax and Leeds. Low Moor railway station is approximately 1.5 miles to the south-west, providing access to the wider regional rail network, while Bradford Interchange and Bradford Forster Square stations are approximately 2.7 and 3.0 miles away respectively. Leeds Bradford International Airport is also readily accessible, approximately 9 miles from the property.

Demographics

The surrounding area provides a substantial and diverse residential catchment, with the wider BD6 postcode district accommodating approximately 31,100 residents and 12,600 households.

The local population has a relatively young profile, with a notable concentration of residents aged 20–39, while single-person households represent a significant proportion of the local housing market.





Accommodation	Description	Sq Ft	Sq M
Western House	Office	38,750	3,600
The Depot	Industrial	53,550	4,975
Midway	Office	58,879	5,470
SDC	Office	48,276	4,485
Data Centre	-	-	-
TOTAL		199,455	18,530

Planning

The site has several historic planning permissions relating to previous commercial development.

Bradford Local Plan: Bradford Council is currently preparing a new Local Plan, which will establish the framework for growth and development across the district over the next 15 to 20 years. As of September 2026, the subject site is not identified within the Draft Policies Map.

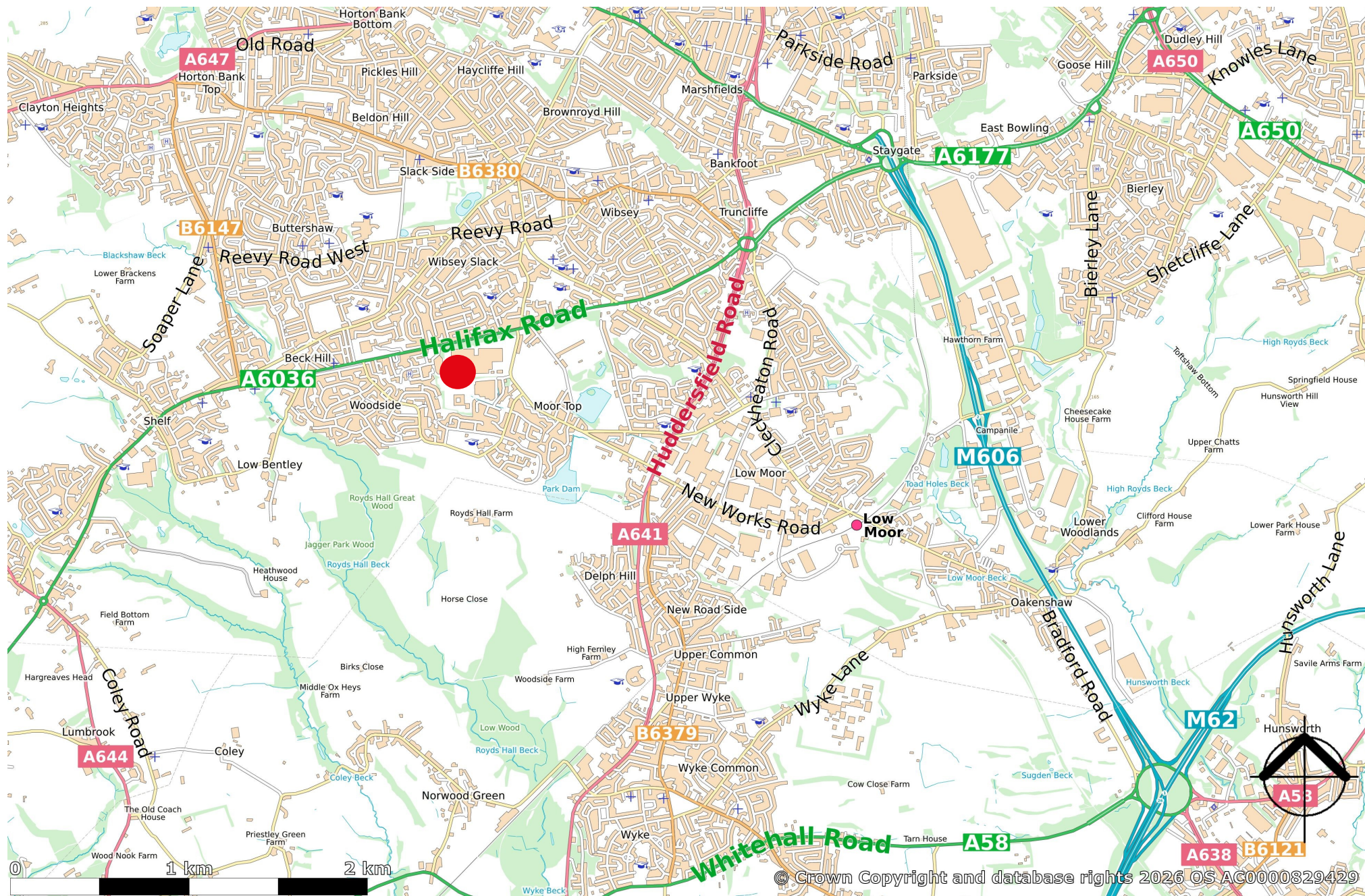
Contact: planning.policy@bradford.gov.uk / 01274 433679

Tenure

Freehold: WYK376620

Freehold: WYK207218





Price

Offers are invited for the freehold interest with vacant possession on a conditional or unconditional basis.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

Property/site information

Title register & plans, topographical survey and site plans are available on request.

Rateable Value

The Valuation Office have listed Western House with a Rateable Value of £775,000. To the best of our knowledge this extends to the entire site.

Due to the complex nature of the property we advise interested to carry out their own investigations and contact the Valuation Office on 03000 501501.

Energy Performance Certificate

A suite of Energy Performance Certificates are available upon request.

Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers/funders.

Contact & Further Information

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