



leftfield  
Bradford

AVAILABLE IMMEDIATELY

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TO LET

# TWO BRAND NEW INDUSTRIAL/ WAREHOUSE UNITS

42,102 & 52,572 sq ft (3,911 & 4,884 sq m)

SAT NAV: BD3 7DX

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# OVERVIEW

Leftfield Bradford is in Bradford's newest industrial location which benefits from direct access to the A6177 Ring Road, and the M606 just 4 miles away.

The final phase of development includes two brand new units that have been built to the highest specification, comprising 42,102 sq ft and 52,572 sq ft.

## NEARBY OCCUPIERS



MARSYLKA

optimummedical®



**WITHIN 10 MILES**  
POPULATION OF **1,500,000**  
OF WHICH **65% ARE WORKING AGE**  
**SKILLED WORKFORCE OF 143,000**



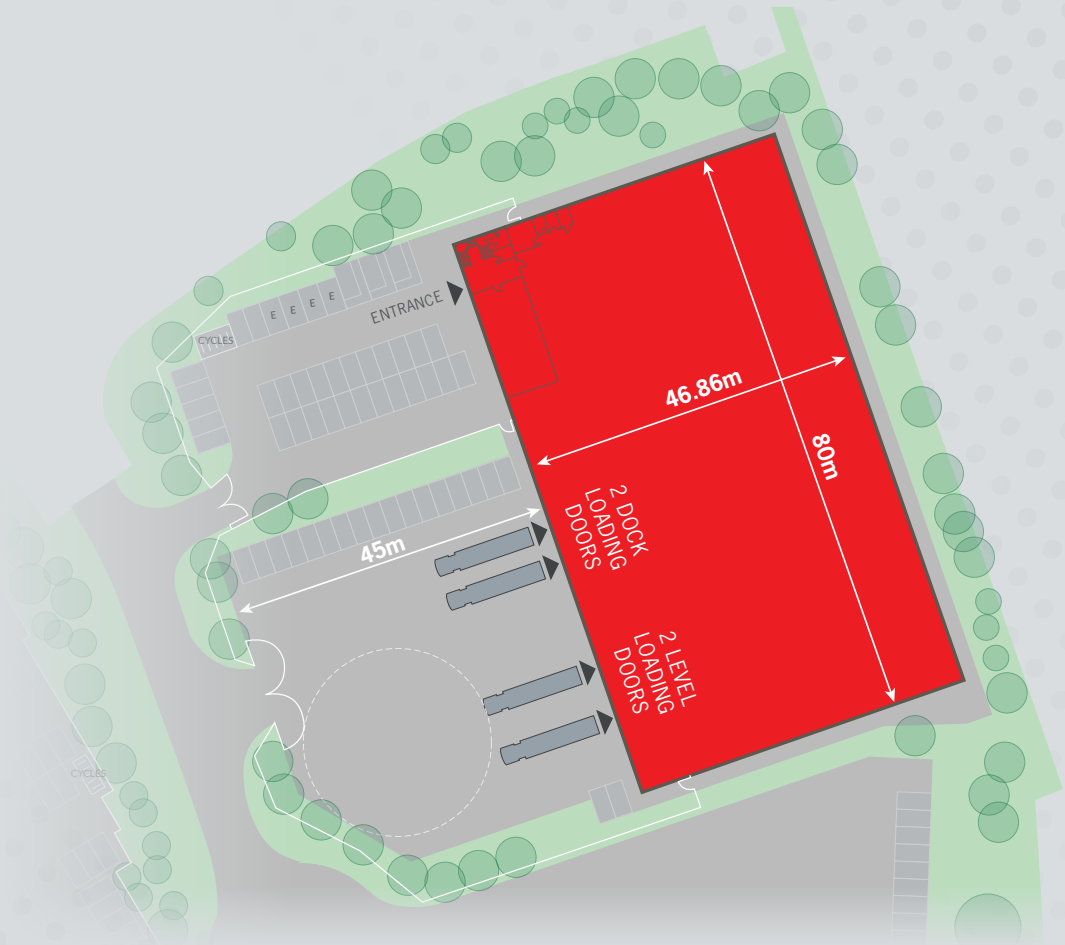
AVERAGE ANNUAL **MANUFACTURING**  
**OPERATIVE SALARY £26,500**  
AVERAGE ANNUAL **WAREHOUSE**  
**OPERATIVE SALARY £20,000**  
**10 % LESS THAN NATIONAL AVERAGE**



**MANUFACTURING REPRESENTS**  
**10% OF TOTAL EMPLOYMENT**  
IN THE REGION COMPARED WITH  
**8% NATIONALLY**

# UNIT A ACCOMMODATION

FLOOR	DESCRIPTION	GIA SQ FT	GIA SQ M
First	Office	1,762	163.7
Ground	Warehouse	39,435	3,663.6
	Reception & Welfare	905	84.1
Ground Floor Total		40,340	3,747.7
<b>OVERALL TOTAL</b>		<b>42,102</b>	<b>3,911.4</b>



## SPECIFICATION



10m clear to underside of haunch



2 dock level loading doors



2 ground level loading doors



200 KVA



Floor loading 50kN/m<sup>2</sup>



56 car parking spaces



EPC Rated A



BREEAM 'Very Good'



4 EV charging spaces

# UNIT C ACCOMMODATION

FLOOR	DESCRIPTION	GIA SQ FT	GIA SQ M
First	Office	2,313	214.9
Ground	Warehouse	49,357	4,585.4
	Reception & Welfare	902	83.8
Ground Floor Total		50,259	4,669.2
<b>OVERALL TOTAL</b>		<b>52,572</b>	<b>4,884.1</b>



## SPECIFICATION

- 10m clear to underside of haunch
- 300 KVA
- EPC Rated A
- 2 dock level loading doors
- Floor loading 50kN/m<sup>2</sup>
- BREEAM 'Very Good'
- 2 ground level loading doors
- 70 car parking spaces
- 4 EV charging spaces

# LOCATION

Leftfield Bradford benefits from excellent communication links locally with direct access to the Leeds and Bradford ring roads via the A647 Bradford Road.

The M606 motorway is 4 miles to the South, which links to the wider regional and national motorway network.

Nearby Occupiers include Morrisons, Hovis, Woodlands, Astonish and Optimum Medical.



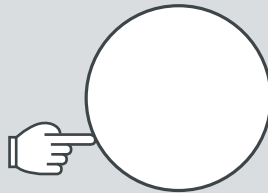
## TERMS

The units will be available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information is available on request.

## VAT

VAT is applicable.

**CLICK HERE**



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