



Unit 8 & 9, Aylesham Industrial Estate, Brighouse Road, Bradford BD12 0NQ

**TO LET**

Industrial/Warehouse Opportunity

**7,310 - 15,798 Sq Ft**  
**(679 - 1,468 Sq M)**

## DESCRIPTION

The subject property comprises a detached industrial warehouse unit of steel portal frame construction with brick, block and aluminium cladding and insulation boards, surmounted by an asbestos roof incorporating Perspex roof lights. Internally, the property is of standard construction with slab concrete floors, 2 ground level concertina doors and sodium lighting.

- ✓ To be refurbished
- ✓ 2 ground level concertina doors
- ✓ Sodium lighting
- ✓ Concrete surfaced, shared yard
- ✓ Car Parking

## LOCATION

The subject property is situated on Brighthouse Road, which is located circa 1 mile from Junction 2 of the M606, in turn providing access to Junction 26 of the M62 Motorway circa 2 miles away. Aylesham Industrial Estate is an established and popular industrial location on the outskirts of Bradford, located to the south of the City.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 8	7,310	679
Unit 9	5,982	556
Unit 9 Offices	2,506	233
<b>Total</b>	<b>15,798</b>	<b>1,468</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

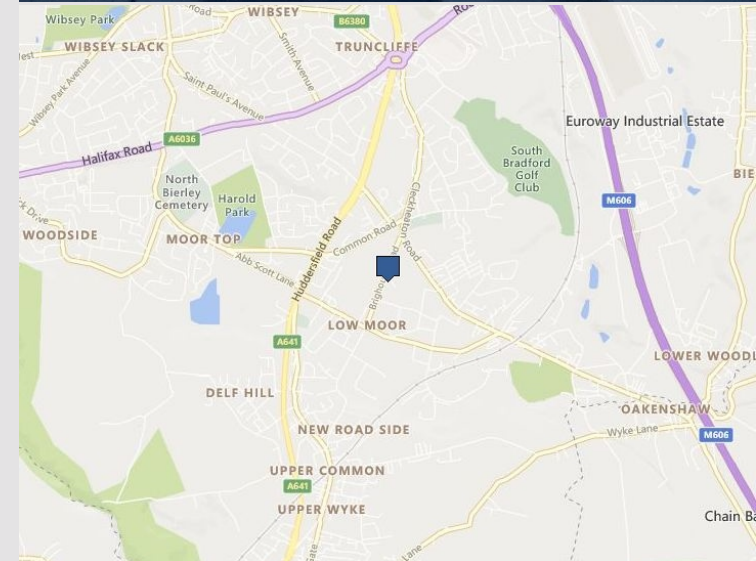
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

New full repairing and insuring lease.

**EPC** The property has an EPC rating of C.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Scott Morrison  
0113 245 9393  
[smorrison@lsh.co.uk](mailto:smorrison@lsh.co.uk)

Elliot Bloodworth  
0113 887 6697  
[EBloodworth@lsh.co.uk](mailto:EBloodworth@lsh.co.uk)