

TO LET

**3 NEW BUILD LOGISTICS / INDUSTRIAL /
MANUFACTURING UNITS (B1(c), B2, B8 USE)
43,560 SQ FT – 105,000 SQ FT**

INTERCHANGE 26

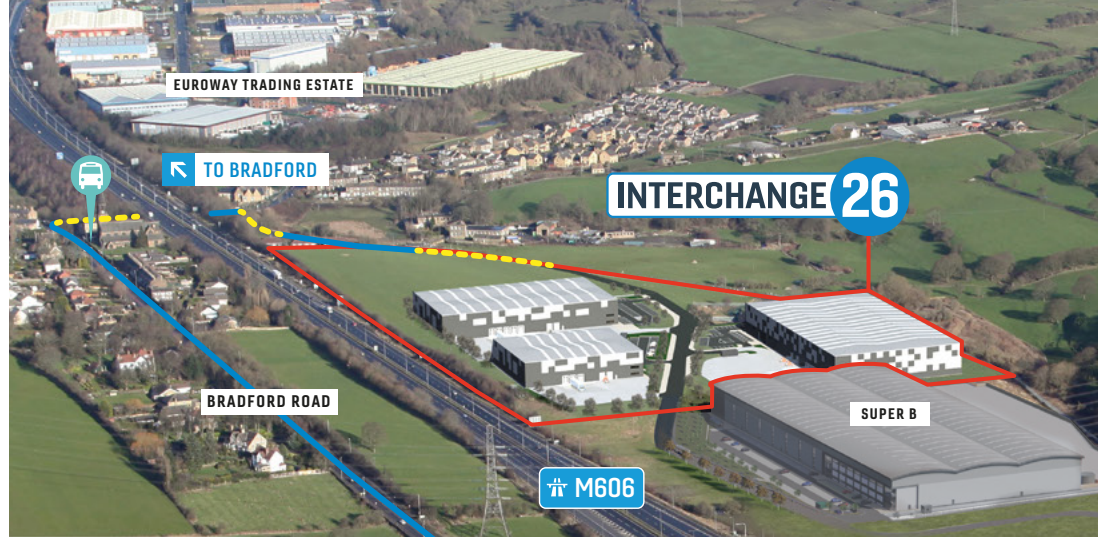
**JUNCTION 26 M62
CLECKHEATON
BRADFORD
BD12 7EZ**

INTERCHANGE26.CO.UK

INTERCHANGE 26

INTERCHANGE 26 comprises three detached new build units situated in a prominent position fronting the M606, located within 1 mile of Junction 26 of the M62 and M606.

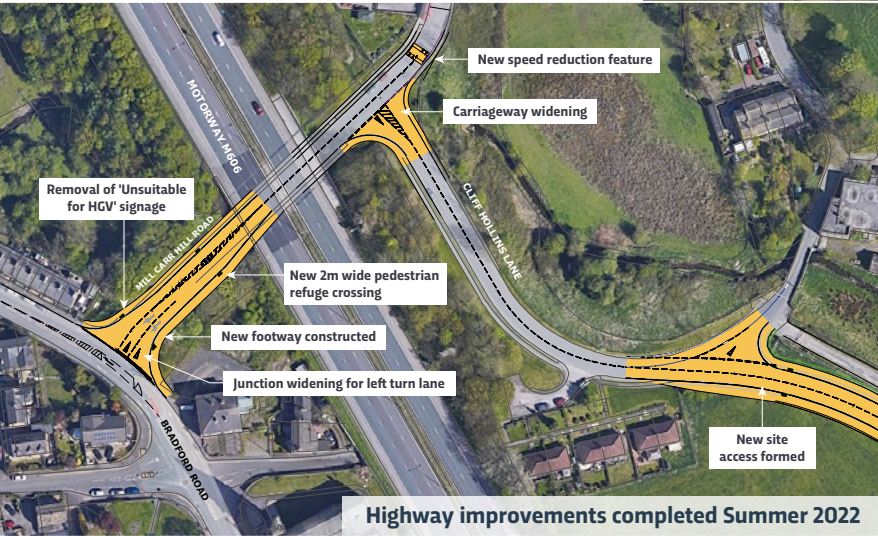
Road improvements will improve access to the site, shown in yellow on the plan and aerial.



3 NEW BUILD LOGISTICS / INDUSTRIAL / MANUFACTURING UNITS (B1(c), B2, B8 USE)

43,560 SQ FT –
105,000 SQ FT
(4,047 SQ M – 9,755 SQ M)

TO LET



Highway improvements completed Summer 2022

Each unit is constructed to a modern specification including:



Steel portal frame construction



Haunch heights of 12 – 15m



Mix of ground level and dock loading doors



Secure gated yards



Concrete service yards



Tarmac car parking areas with electric charging points



250 – 600 kVA 3 phase power supply



High quality first floor offices and amenity areas



BREEAM very Good and a Target EPC rating A



INTERCHANGE 26

A PRIME POSITION FOR BUSINESS

Interchange 26 benefits from an excellent motorway location within 1 mile of Junction 26 of the M62 and M606 motorways.

Interchange 26 is situated in an established industrial area which includes Euroway, Prologis Park and Low Moor Business Park comprising over 500 acres.

Nearby occupiers include M&S, P&B Foods, Expect Distribution and John Cotton Group.

BY BUS

The 268 MAX Bus Stop is located on Cleckheaton Road with regular services to Bradford and Wakefield.

www.arrivabus.co.uk/find-a-service/268-bradford-to-wakefield

BY TRAIN

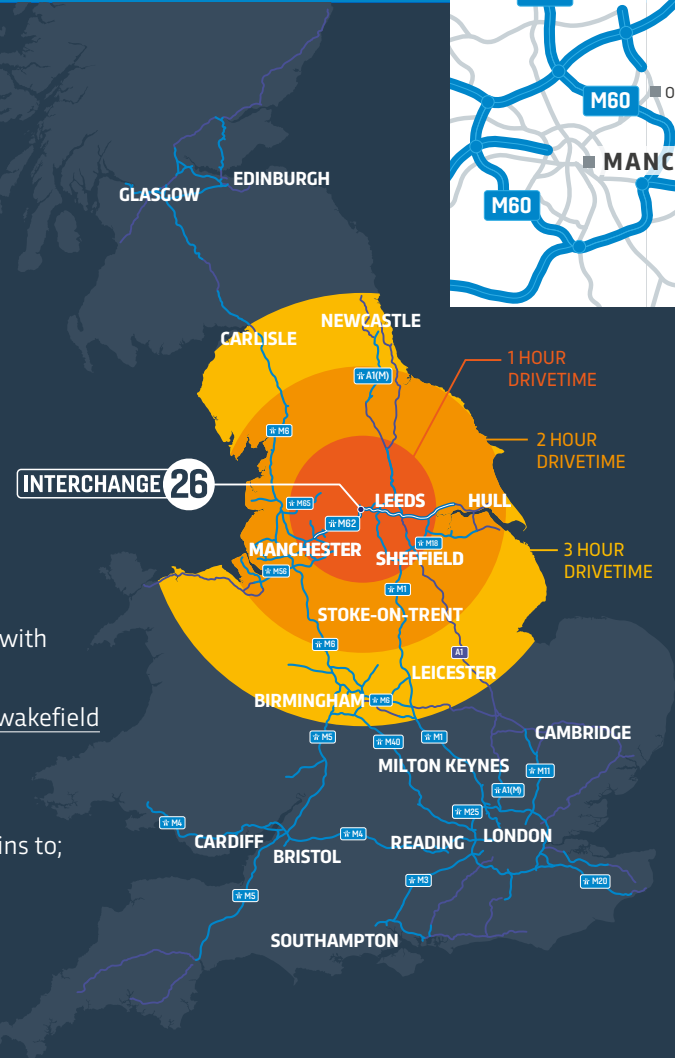
Low Moor Station is located 1 mile away with direct trains to;

- Bradford Interchange (Direct trains every 30 mins)
- Leeds (Direct trains every hour)
- Huddersfield
- Manchester

www.northernrailway.co.uk/stations/low-moor



POST CODE: **BD12 7EZ**
demand.broad.ruler



Destination	Drive Time	Distance
M62 J26	2 minutes	1.0 miles
Leeds	14 minutes	10.6 miles
M1 J42	14 minutes	10.9 miles
Wakefield	24 minutes	15.6 miles
Manchester	50 minutes	35.5 miles
Sheffield	50 minutes	36.1 miles
Liverpool	79 minutes	64.5 miles
Nottingham	85 minutes	76.3 miles
Newcastle	111 minutes	103.0 miles
Birmingham	121 minutes	119.0 miles

Source: Google Maps

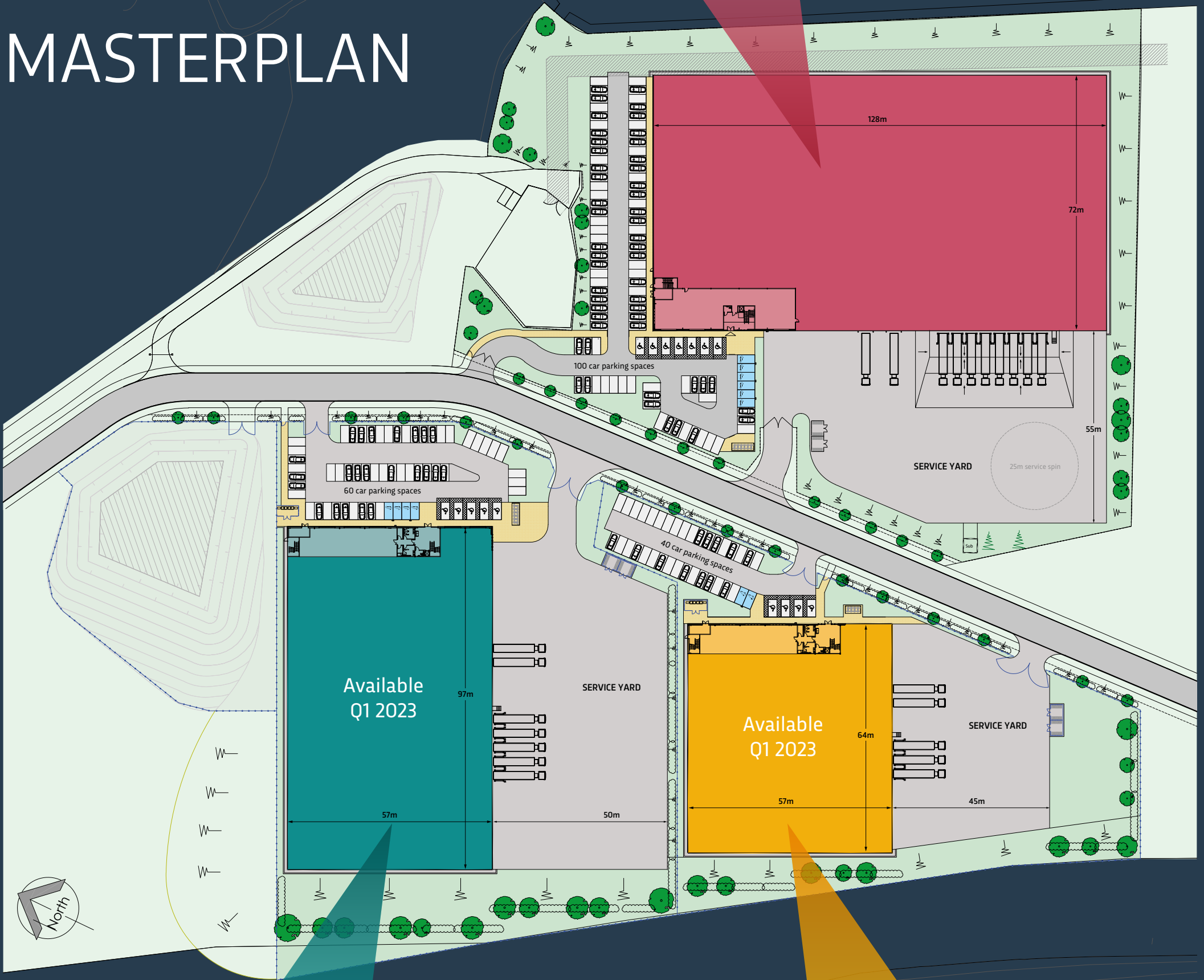


UNIT 3

	SQ FT
Warehouse	100,000
Office	5,000
TOTAL GIA	105,000
Wide Aisle Fit Out	16,048 pallets
Narrow Aisle Fit Out	21,888 pallets

Eaves Heights	15m
Loading Doors	2
Dock Levellers	8
Power	600 Kva
Parking	100
EV Parking	6
EPC Rating	A
BREEAM	Very Good

MASTERPLAN



UNIT 1

	SQ FT
Warehouse	60,000
Office	4,820
TOTAL GIA	64,820
Wide Aisle Fit Out	6,928 pallets
Narrow Aisle Fit Out	9,856 pallets

Eaves Heights	12m
Loading Doors	2
Dock Levellers	5
Power	375 Kva
Parking	60
EV Parking	5
EPC Rating	A
BREEAM	Very Good

UNIT 2

	SQ FT
Warehouse	40,000
Office	3,560
TOTAL GIA	43,560
Wide Aisle Fit Out	4,372 pallets
Narrow Aisle Fit Out	6,272 pallets

Eaves Heights	12m
Loading Doors	2
Dock Levellers	3
Power	250 Kva
Parking	40
EV Parking	2
EPC Rating	A
BREEAM	Very Good



DEMOGRAPHICS



3,021,988 economically active people work within a 60 minute drive.



Average pay for forklift drivers is £15,500.



Average gross weekly earnings is lower than the national average.



4% of the local workforce is unemployed – higher than the UK average.



6% of the local workforce are employed in transport and storage.



Only 1 mile from Junction 26 of the M62 and M606 Motorways

INTERCHANGE 26

JUNCTION 26 M62 • CLECKHEATON
BRADFORD • BD12 7EZ

Terms

Units are available on leasehold terms.

VAT

Figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal and surveyors costs incurred.

Further Information

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A development funded by:



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