

TO LET MODERN TRADE COUNTER/ INDUSTRIAL UNIT

Eddisons

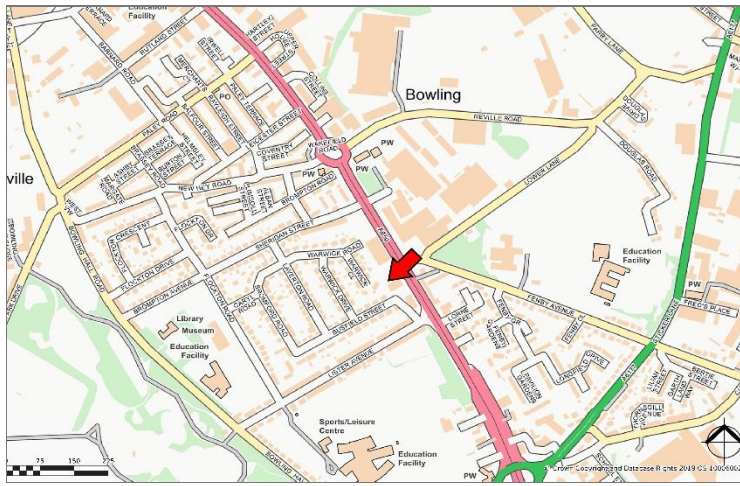


UNIT C, WAKEFIELD ROAD TRADE PARK, WAKEFIELD ROAD, BRADFORD, BD4 7RW

RENTAL ON APPLICATION

AVAILABLE SPACE
186.45m² (2,007sq ft)

- Well established trade counter estate with prominent frontage to Wakefield Road (A650).
- Excellent access to the Bradford Ring Road (A6177) and the M606.
- Neighbouring occupiers include Sally Salon Services and Screwfix.



LOCATION

Wakefield Road Trade Park is situated in a highly prominent position fronting onto Wakefield Road (A650), which is one of the major arterial routes into Bradford city centre. The estate is also strategically located approximately 1 mile from Bradford city centre and just over 4 miles from the Bradford Outer Ring Road (A6177). The M606 is less than 2 miles south which leads to the M62 motorway and the national motorway network.

DESCRIPTION

The property comprises a modern steel portal framed brick clad trade counter/industrial unit under a profiled metal sheet roof with concrete flooring throughout.

The premises benefit from extensive glazed frontage, electric shutter and staff/WC facilities.

The accommodation provides a gross internal area of 186.45m² (2,007sq.ft.).

Externally the premises are served by a large surfaced car park.

RATEABLE VALUE

The unit will require reassessing upon occupation.

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of a new lease for a term of years to be agreed.

Rental on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
Email / harvey.bland@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4522A (1210381)

For more information, visit eddisons.com
T: 01274 734 101

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.