# TO LET DUE TO RELOCATION SUPERB INDUSTRIAL/WAREHOUSE PREMISES WITH DEDICATED YARD

## **Eddisons**



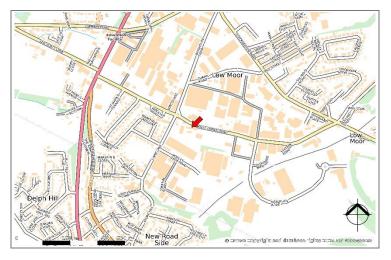
### NEW WORKS ROAD, LOW MOOR, BRADFORD, BD12 0QP

#### **RENTAL ON APPLICATION**

- Modern high quality industrial/warehouse premises.
- Dedicated and secure yard.
- Well located in an established industrial area.

#### **AVAILABLE SPACE**

380.16m<sup>2</sup> (4,092sq ft)





#### LOCATION

The property is well located on New Works Road in the Low Moor district, just off Cleckheaton Road approximately 3 miles from Bradford city centre.

Cleckheaton Road provides a direct link to Junction 26 of the M62 motorway.

#### **DESCRIPTION**

The premises comprise a single storey steel framed industrial unit being part brick and part metal sheet clad under a pitched roof.

The property benefits from concrete flooring throughout, drive through roller shutter access and partitioned out toilet/ staff facilities.

The overall approximate GIA is 4,092sq ft.

Externally the premises are served by a dedicated surfaced and secure yard/car park.

#### RATEABLE VALUE

To be assessed upon occupation.

#### **EPC**

An EPC has been commissioned.

#### **VAT**

Prices and rental are exclusive of VAT if chargeable.

#### **TERMS**

The property is available on a new full repairing and insuring basis on terms 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:

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