

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
380.16m² (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:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
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SUBJECT TO CONTRACT
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