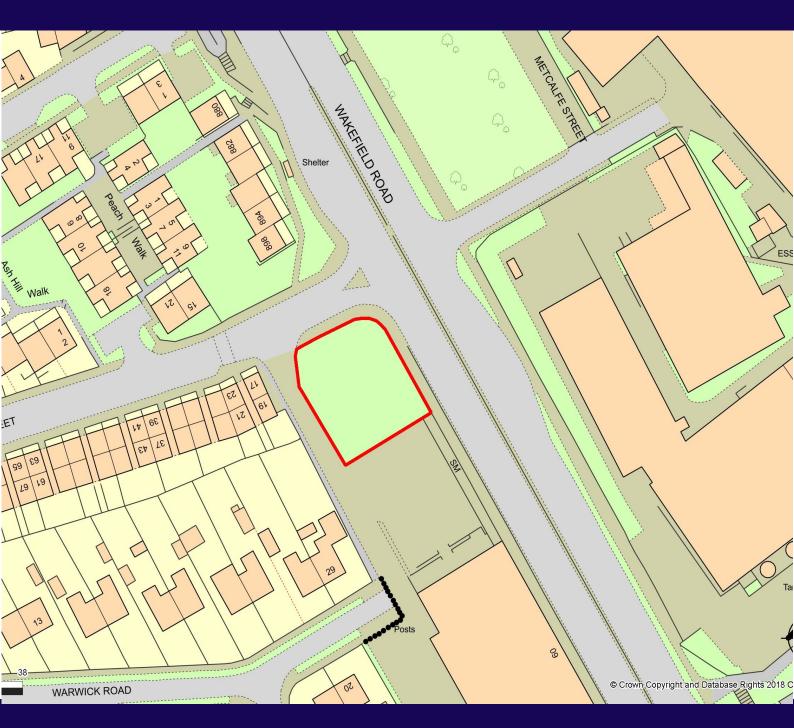
TO LET – PRE-LET OPPORTUNITY SUBJECT TO PLANNING DEVELOPMENT OPPORTUNITY

Eddisons



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

TERMS ON APPLICATION

- Large shared parking area and prominent position.
- Excellent nearby motorway links.
- Situated on established trade counter location.
- Of interest to A1, A3, A4, A5 & D2 operators STPP.

AVAILABLE SPACE 0.9 Hectares (0.23 Acres)



LOCATION

Wakefield Road Trade Park occupies a prominent position directly fronting onto Wakefield Road, one of the major routes into Bradford city centre.

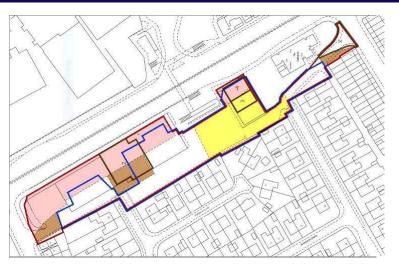
The site itself is located 1 mile from the centre of Bradford and is situated less than 2 miles from the M606 motorway which provides easy access to the M62 and wider motorway links.

DESCRIPTION

The site is approximately 0.23 acres and is situated on the entrance to an established trade park which benefits from tenants such as Screwfix.

The site also benefits from a surplus of shared car parking and has CCTV coverage throughout.

	HECTARES	ACRES
Land	0.09	0.23



RATEABLE VALUE

To be reassessed.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Upon application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons Tel / 01274 734101 Email / jonny.cooper@eddisons.com Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT FILE REF / 711.4200A (112616)

For more information, visit eddisons.com T: 01274 734101



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.