

# 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)

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 T: 01274 734101

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