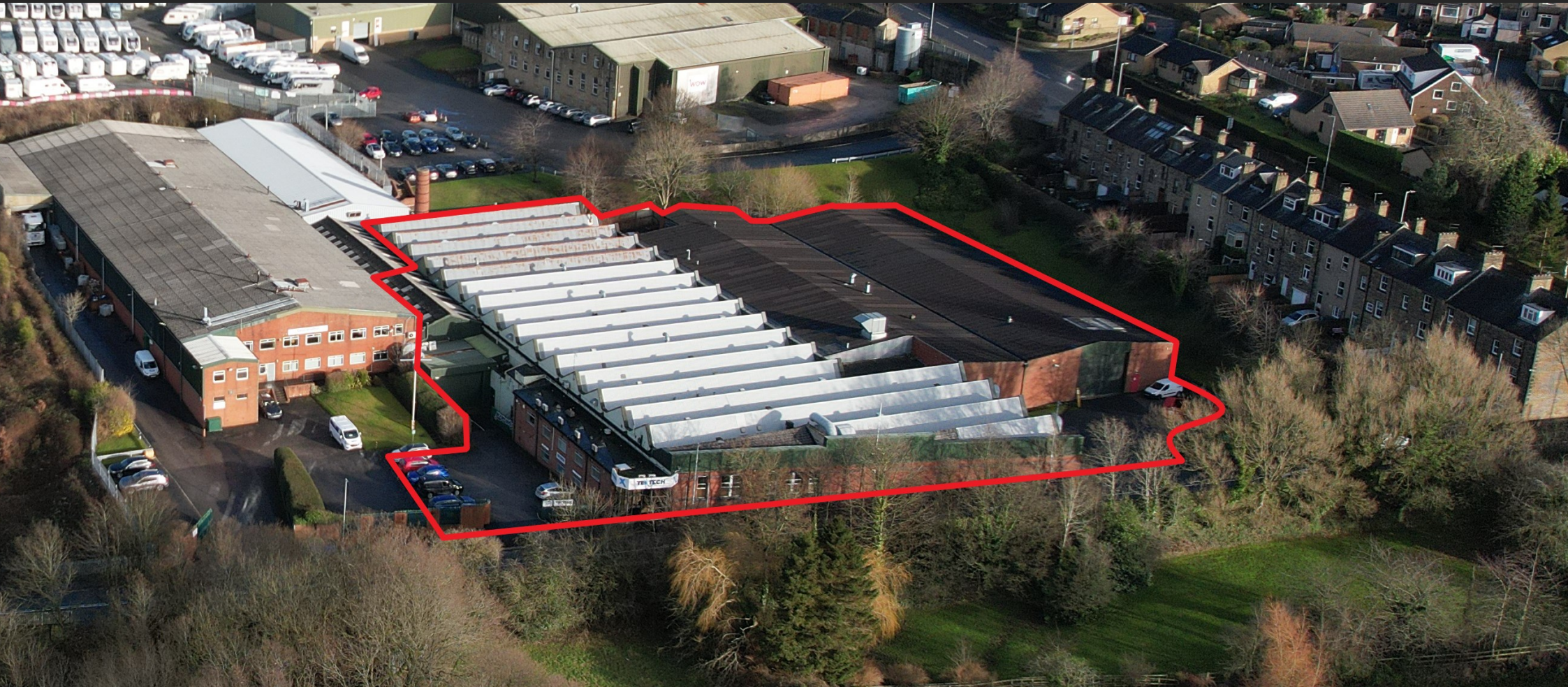


**DOVE HAIGH  
PHILLIPS**

**0113 245 0550**  
**dhpproperty.co.uk**



**TO LET**

Industrial Unit with Offices  
**69,416 SQ FT (6,448.8 SQ M)**

Units 4-11, Station Mills, Station Road, Wyke, Bradford  
West Yorkshire, BD12 8LA





## Location

The property is located in Wyke on the outskirts of Bradford. Bradford city centre is located approximately 4.5 miles away.

- Junction 26 of the M62 is approximately 2 miles to the east.
- Established industrial area with Low Moor and Euroway estates within 1 mile.

## Specification

- 3-5m minimum eaves heights
- 2X ground level loading doors
- LED lighting throughout the warehouse
- Mixture of solid concrete and suspended timber floors
- Large power supply (if required)
- Two storey offices with gas central heating
- Large basement with 2m ceiling height

## Accommodation

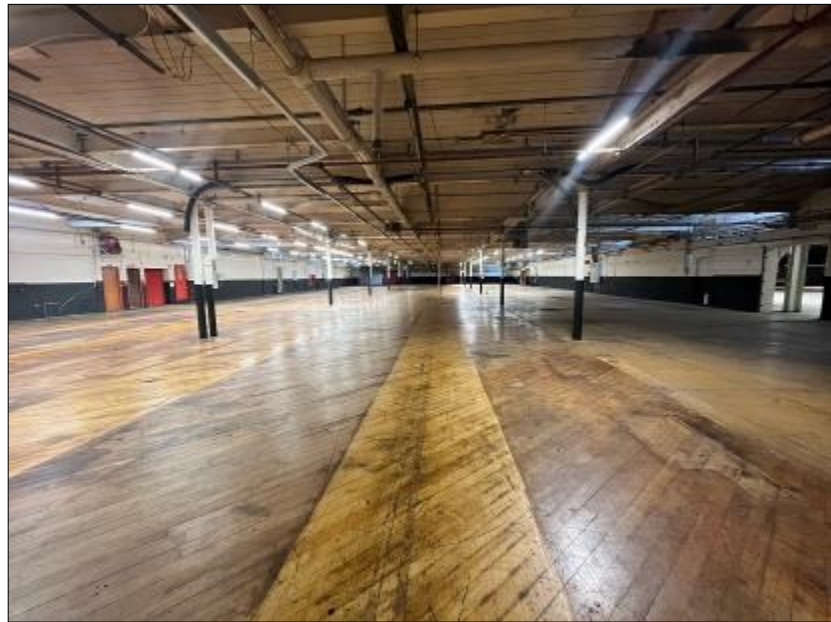
Area	Sq ft	Sq m
Ground floor industrial	46,056	4278.67
Ground floor office	3,277	304.4
Basement office	1,000	92.88
Basement storage	14,531	1,350
Lower ground floor industrial	3,422	317.89
Plant rooms	1,130	105
<b>TOTAL</b>	<b>69,416</b>	<b>6,448.8</b>

## Site

- Approximately 2 acres
- Secure yard and loading areas
- Designated vehicle parking spaces



# DOVE HAIGH PHILLIPS



## Terms

The property is available to let on a full repairing and insuring lease for a term to be negotiated. The quoting rent is available on request.

## Business Rates

The property has a Rateable Value of £124,000.

## EPC

The property has an energy performance rating of C (55). A copy is available on request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT which may be charged in addition.

## Viewing & Further Information

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