



TO LET

Industrial Unit with Offices + Optional Additional Storage Land

38,133 SQ FT (3,542.6 SQ M)

Units 1-3, 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 estate

Specification

- 4.7m minimum eaves height
- Level loading door with recessed lift platform
- LED lighting throughout the warehouse
- Solid concrete floor
- Large power supply (if required)
- Two storey offices (refurbishment by negotiation if required)
- Tarmacadam yard and parking areas
- Secure perimeter fence



DOVE HAIGH PHILLIPS

Accommodation

Area	Sq ft	Sq m
Ground floor office	2,157	200.4
First floor office	3,293	305.9
Main warehouse	31,050	2,884.6
Loading bay	1,633	151.7
TOTAL	38,133	3,542.6

Site

- 1.2 acres
- 22 marked vehicle parking bays + additional parking







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 application.

Business Rates

The property has a Rateable Value of £99,500. Interested parties are advised to make their own enquiries via Bradford Council.

EPC

The property has an energy performance rating of C (57). 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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