



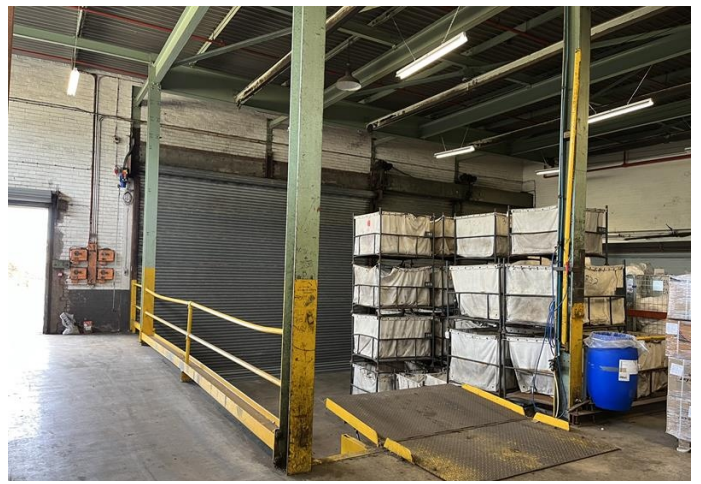
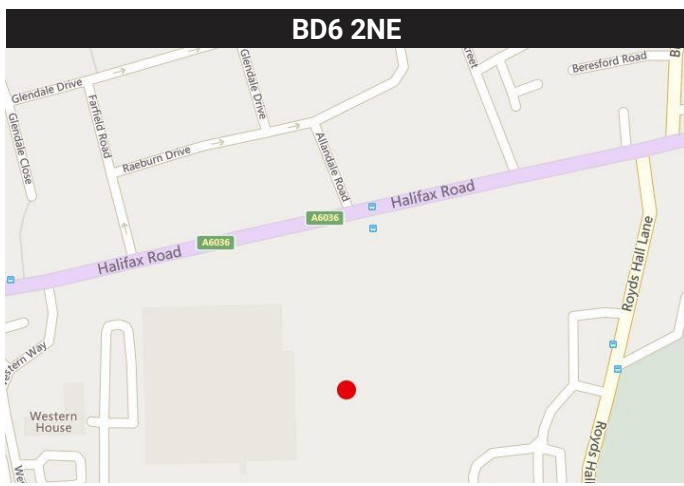
TO LET

23,055 - 30,773 Sq Ft (2,141.81 - 2,858.81 Sq M)

Unit 1, Bulmer and Lumb, Royds Hall Lane, Bradford, West Yorkshire

- Industrial / Warehouse space
- Dock level loading
- Excellent commercial location





Location

The property is situated within the Bulmer and Lumb site which is located on Royds Hall Lane directly off Halifax Road in Bradford. The location is convenient for access to the M606 which is less than 1.5 miles north and connects with J26 of the M62 Motorway providing excellent access to surrounding towns and cities and the wider motorway network. Bradford city centre is located less than 2.5 miles north of the property whilst Halifax town centre is located approximately 5 miles south.

Description

The property comprises a single storey warehouse of steel portal frame construction with brick elevations beneath a pitched roof.

The property is accessed via a dock level loading door and offers open plan storage/ warehouse space with the benefit of a solid concrete floor, 3 phase power, LED lighting, a sprinkler system and WC facilities.

There is a minimum internal eaves height of 4.55m.

Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
Warehouse (immediately available)	23,055	2,141.81
Space Available in 2023	6,945	645.19
TOTAL	30,773	2,858.81

Business Rates

The property will be re-assessed for business rates once a suitable division is in place.

Legal Costs

Each party to pay their own legal costs in connection with the transaction.

Terms

The property is available to let by way of a new Full Repairing and Insuring lease on terms to be agreed.

EPC

An EPC is available upon request.

Viewing & Further Information

Sarah-Jayne Lishman
sarah-jayne.lishman@dhp.org.uk
 0113 245 0550

