

**DOVE HAIGH
PHILLIPS**

0113 245 0550
dhpproperty.co.uk



FOR SALE / TO LET

Industrial Unit with Offices

107,549 SQ FT (9,991.5 SQ M)

Units 1-11, 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

- Varying eaves heights from 3-5m minimum.
- Multiple level loading doors.
- LED, fluorescent and feature lighting throughout.
- Largely solid concrete floors throughout.
- Large power supply (if required).
- Two main office areas with gas central heating and LED lighting.
- Tarmacadam yard and multiple parking areas.
- Secure perimeter fence.



Accommodation

	Sq ft	Sq m
Industrial (left)	31,050	2,884.6
Industrial (right)	49,478	4,596.6
Total Industrial	80,528	7,481.2
Office (left)	5,450	506.3
Office (right)	4,277	397.3
Total Office	9,727	903.6
Loading bay	1,633	151.7
Basement storage	14,531	1,350
Plant rooms	1,130	105
TOTAL	107,549	9,991.5

Site

- Approximately 3.2 acres





Price / Terms

The property is available to let on a full repairing and insuring lease for a term to be negotiated. Alternatively the freehold interest is available.

Business Rates

Units 1-3: £119,000

Units 4-11: £124,000

Interested parties are advised to make their own enquiries via Bradford Council.

EPC

Units 1-3: C (57)

Units 4-11: C (55)

Copies are 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

Simon Dove MRICS

Simon.dove@dhpproperty.co.uk

07527388054 / 0113 245 0550

Sarah-Jayne Lishman MRICS

sarah-jayne.lishman@dhpproperty.co.uk

07725 365997 / 0113 245 0550

Misrepresentations Act: Dove Haigh Phillips act for themselves and for the Vendors and Lessors of this property whose agents they give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation whatsoever in relation to the property. Aug 2023.

