0113 245 0550 dhpproperty.co.uk

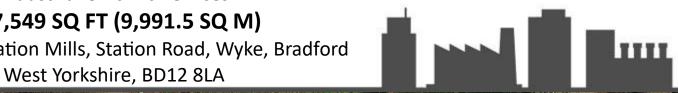


# FOR SALE / TO LET

**Industrial Unit with Offices** 

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

Units 1-11, Station Mills, Station Road, Wyke, Bradford







### 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



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**

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