



## Unit 1a Comondale Way

Euroway Industrial Estate, Bradford, BD4 6SF

### High Quality Industrial Premises TO LET.

**22,357 sq ft**  
(2,077.03 sq m)

- High Quality Industrial Premises
- Established Industrial Location
- Access to the M606 and M62
- Secure Yard
- Ground Level Loading

# Unit 1a Comondale Way, Euroway Industrial Estate, Bradford, BD4 6SF

## Summary

<b>Available Size</b>	22,357 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C

## Description

High quality industrial premises available on an established industrial estate.

- Self-contained industrial unit incorporating high quality offices
- 22,357 Sq Ft (exc mezz)
- 4.6m minimum eaves height
- 3 Phase electric supply
- 4 X Electric ground level loading doors
- 1,599 Sq Ft mezzanine level
- Secure site with shared yard

## Location

The property occupies a prime location on the Euroway Industrial Estate in Bradford. The property has excellent transport links, and good access being directly off the M606 which links Bradford city centre with junction 26 of the M62 motorway.

Euroway Industrial Estate is approximately 1 mile north of junction 26 of the M62 and approximately 2 miles south of Bradford city centre. Leeds city centre is located approximately 10 miles north east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	20,044	1,862.15	Available
Unit - Office	2,313	214.88	Available
Mezzanine	1,599	148.55	Available
<b>Total</b>	<b>23,956</b>	<b>2,225.58</b>	

## Terms

The property is available by way of a new fully repairing and insuring (FRI) lease on terms to be agreed.

## Business Rates

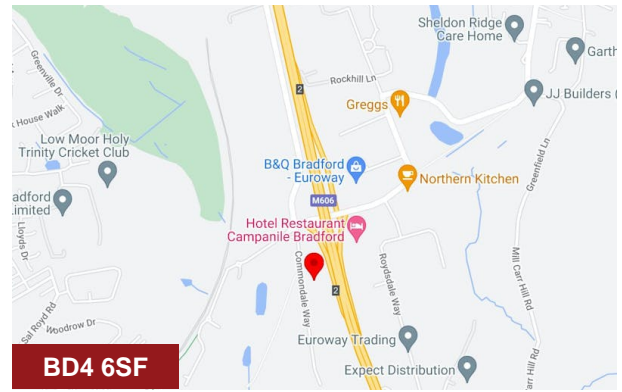
Interested parties are advised to make their own enquiries via the Bradford Council.

## 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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