

Mileway

Euroway Trading Estate Bradford

Available to Let
Warehouse

9,536 - 25,346 sq ft (886 - 2,355 sq m)

Three-phase power

x2 roller shutter doors

6.2 m eaves height

Large secure yard with gated access

J26 of the M62

Euroway Trading Estate

Wharfedale Road Bradford BD4 6SG



Description

The property provides a modern detached warehouse unit of steel portal frame construction, which is surmounted by a double skin pitched roof incorporating 10% translucent roof panels.

Internally, the warehouse comprises concrete slab flooring and an eaves height of 6.2m. Loading is via two electrically operated roller shutter doors to the rear of the unit. The unit also benefits from a two-storey office and welfare block to the west elevation, comprising LED lighting and carpeted flooring and first-floor canteen area.

Externally, there is a self-contained service yard to the rear of the unit and an additional 10 car parking spaces on Rockhill Lane

Location

The subject property is situated on Euroway Trading Estate, Bradford's premier industrial and logistics location, situated 2 miles to the south of Bradford City Centre, with great access to both the city and national motorway network.

The property is located on Wharfedale Road, which provides direct access to Junction 2 of the M606, in turn connecting to J26 of the M62 and national motorway network circa 1 mile to the south of the property.

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EPC

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Terms

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Viewing / Further Information

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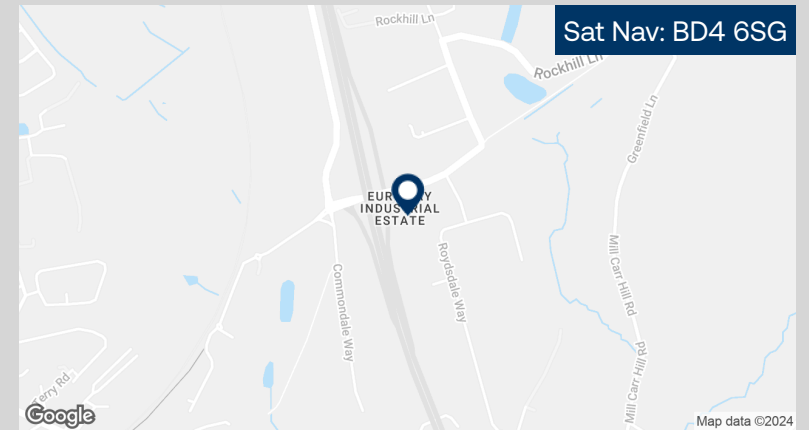
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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1	Warehouse	15,810	1,469	Immediately
Unit 7	Warehouse	9,536	886	Immediately
Total		25,346	2,355	

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