



# For Sale

Spartan Road, Low Moor, Bradford, BD12 0RY

Industrial/Warehouse – 37,445 sq ft

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## Spartan Road, Low Moor, Bradford

### Description

The premises comprises a warehouse and distribution facility of steel portal frame construction which benefits from the following specification:

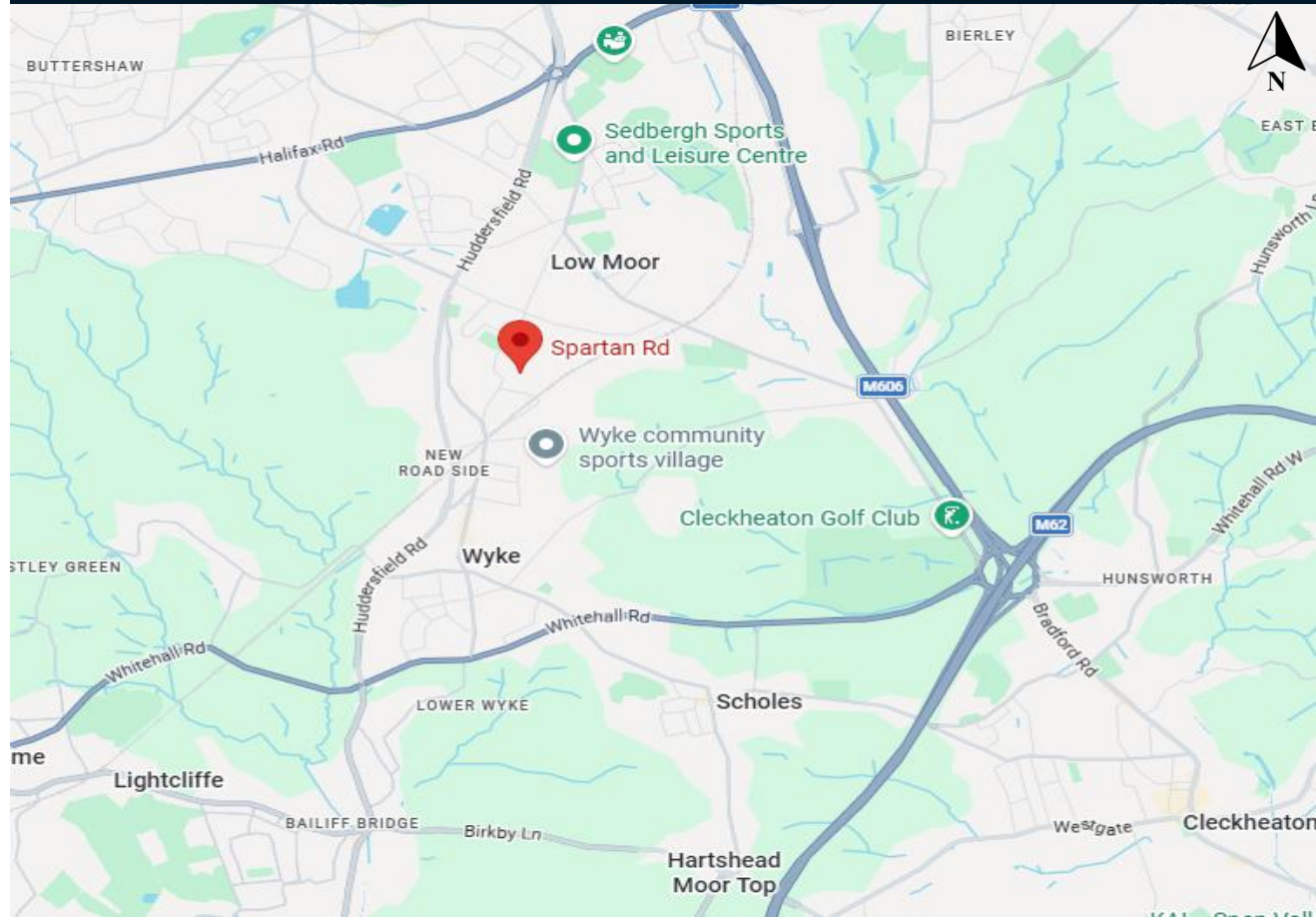
- 6.72m eaves height to the front and 9.04m eaves height to the rear.
- 3 dock level loading doors & 2 level access loading doors, with canopy loading
- Secure yard, with canopy loading
- Ground & first floor office accommodation
- Separate parking spaces provided.

### Location

Spartan Road benefits from an excellent strategic location, situated in the Low Moor area of South Bradford with good connectivity to the national motorway network. The property is located approximately 2.2 miles from junction 3 of the M606 & 2.6 miles from junction 26 of the M62.

## Accommodation

	Sq ft	Sq m
<b>Warehouse</b>	35,271	3,276.78
<b>Ground Floor Offices</b>	1,342	124.68
<b>First Floor Offices</b>	832	77.30
<b>Total</b>	37,445	3,478.75



## Spartan Road, Low Moor, Bradford

### Business Rates

We have checked with the Valuation Office Agency, and we understand the property is listed as follows effective 1<sup>st</sup> April 2026.

Rateable Value - £158,000

### Sale Price

Price on application.

### Terms

The property is available on a freehold basis.

### Planning

The permitted use class is currently identified as B1 and B8. Other uses may be considered suitable.

### EPC

A copy of the EPC certificate and reports are available upon request.

### Legal Costs

Each party is responsible for their own legal costs incurred in connection with the completion of the transaction.

### Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below :

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