

A Development by



# ECCLESHILL PARK

HARROGATE ROAD, BRADFORD, BD2 3SP

ONLY TWO UNITS REMAINING



READY FOR OCCUPATION  
Q4 2025

BRAND NEW TRADE COUNTER UNITS  
3,320 - 3,908 SQ FT

TO LET

## OVERVIEW

Eccleshill Park will be a brand new trade counter estate located in North East Bradford. The Park will be located prominently on Harrogate Road and will comprise 5 units with just two remaining available.

The Park has attracted three top tier trade counter operators alongside the existing retailers, Lidl, Starbucks and Burger King.

## SPECIFICATION

The proposed units will benefit from the following specification:



6m clear working eaves



Electronic sectional overhead loading door



35kN/m<sup>2</sup> floor loading



All mains services including 3 phase power



15% roof lights



On site EV charge points

## AVAILABILITY

The final remaining units available are:

**Unit 2** - 3,908 sq ft (363.1 sq m)

**Unit 4** - 3,320 sq ft (308.4 sq m)

## VAT

VAT will be payable.

## TERMS

Both units are available on new 10-year full repairing and insuring leases. Rents and further information are available on request.

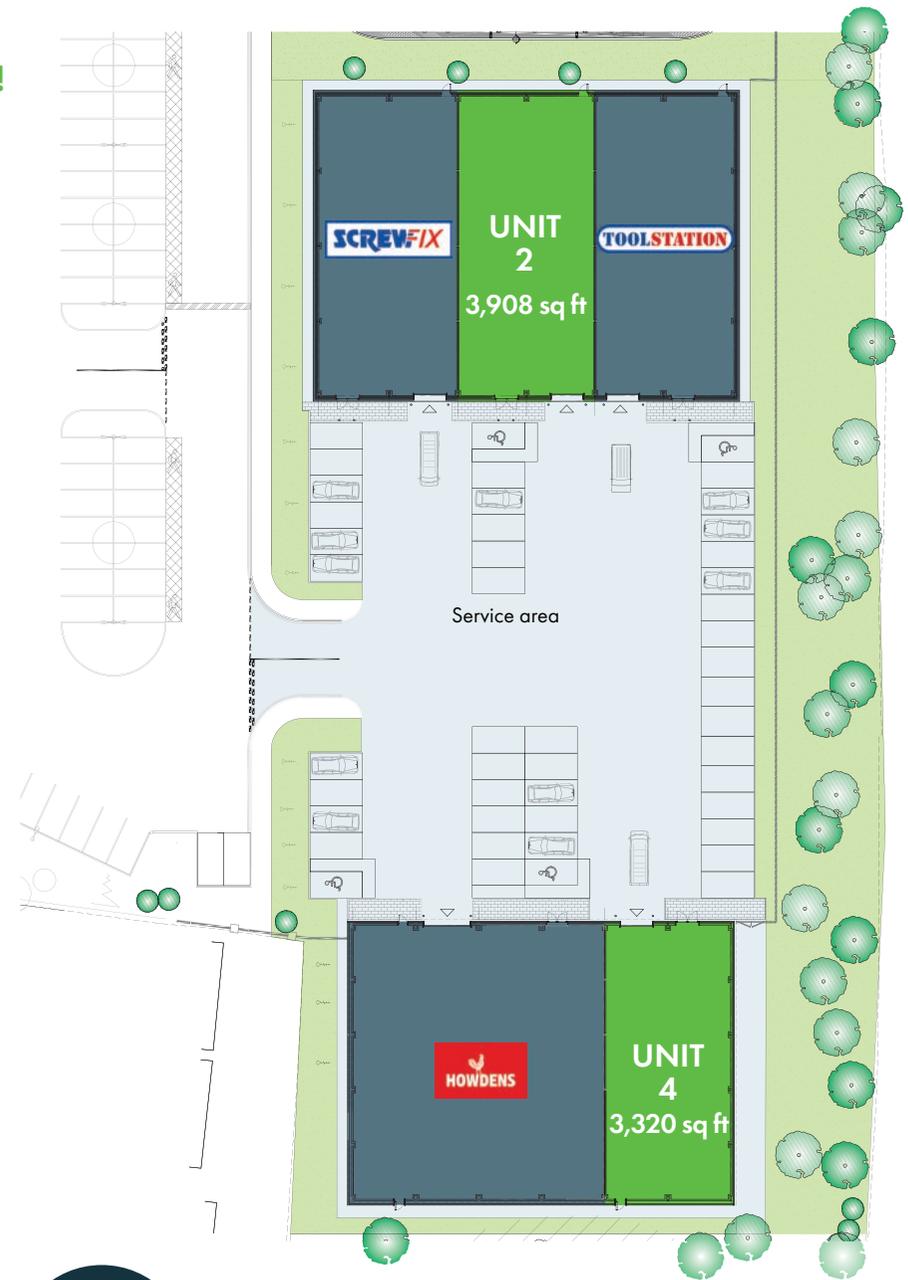
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

Occupiers already on site!



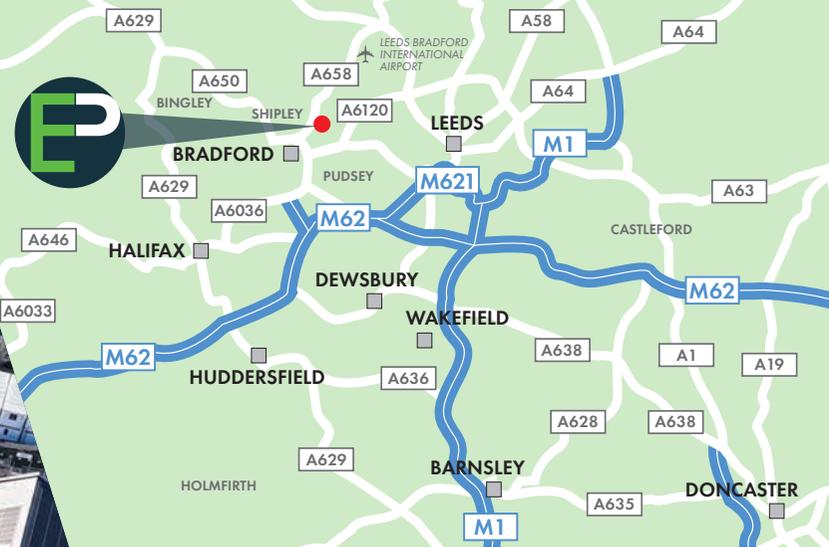
STARBUCKS®



RETAIL SITE PLAN & PARKING



TRADE PARK



## FURTHER INFORMATION

For viewing arrangements or to obtain further information please contact:

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< TOWARDS LEEDS

HARROGATE ROAD

TOWARDS BRADFORD >

## LOCATION

The site is located prominently on Harrogate Road (A658) in Eccleshill, close to the Victoria Road/Pullan Avenue roundabout. Harrogate Road is the main arterial route linking North Leeds to Bradford City Centre. It is located 3 miles to the North East of Bradford Centre and approximately 4.5 miles from the M606, which provides access to the M62 and the wider motorway network.

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