



Industrial Unit with Offices
69,416 SQ FT (6,448.8 SQ M)

Unit 4-11 Station Mills, Station Road
Wyke
Bradford
West Yorkshire
BD12 8LA

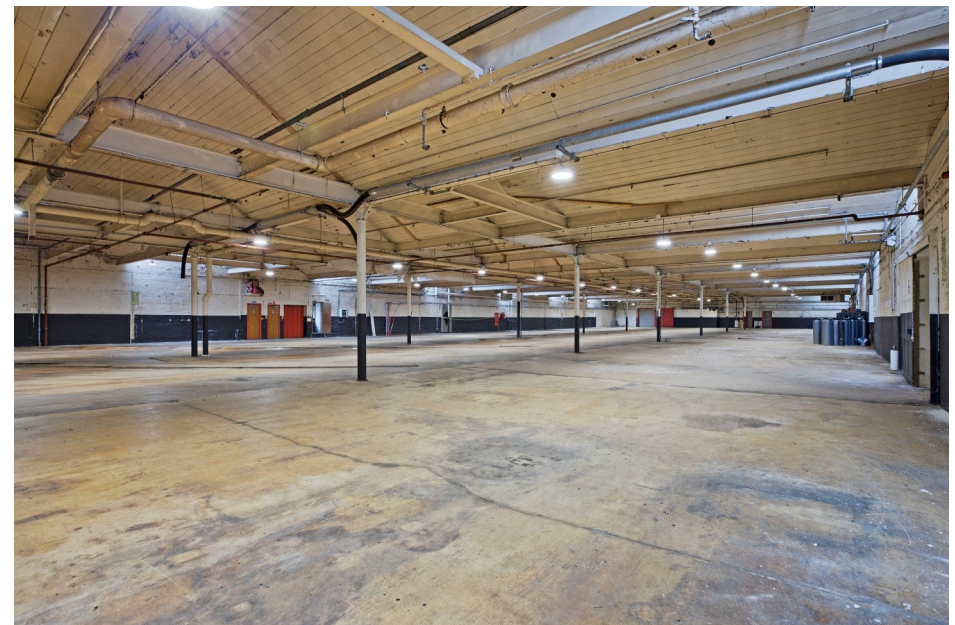
Location

The property is located in Wyke, which is on the outskirts of Bradford. Bradford City centre is located approximately 4.5 miles away.

- Junction 26 of the M62 is approximately 2.5 miles away.
- Close access to the M62 which gives access to Leeds to the east and Manchester to the west.

Specification

- 3-5m minimum eaves heights
- 2X ground level loading doors
- ED lighting throughout the warehouse
- Mixture of solid concrete and suspended timber floors
- Large power supply (if required)
- Two storey offices with gas central heating
- Large basement with 2m ceiling height





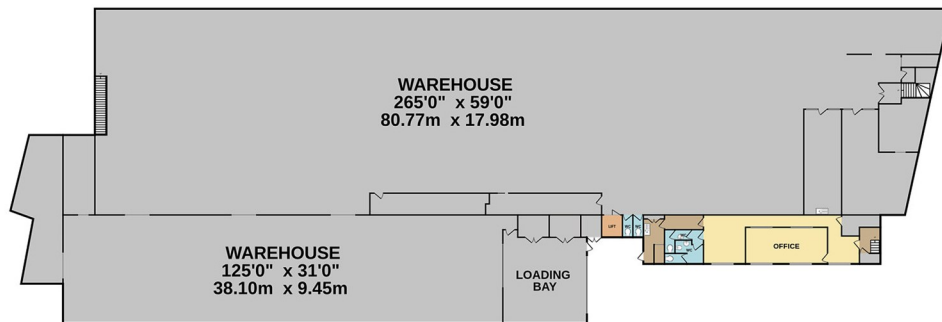
Accommodation

Floor	Sq Ft	Sq M
Ground - Industrial	46,056	4,278.74
Ground - Office	2,668	247.87
Basement - Office	1,000	92.90
Basement - Storage	14,531	1,349.97
Lower Ground - Industrial	3,422	317.91
Unit - Stair and Warehouse W.C's	609	56.58
Unit - Plant Rooms	1,129	104.89
Total	69,415	6,448.86

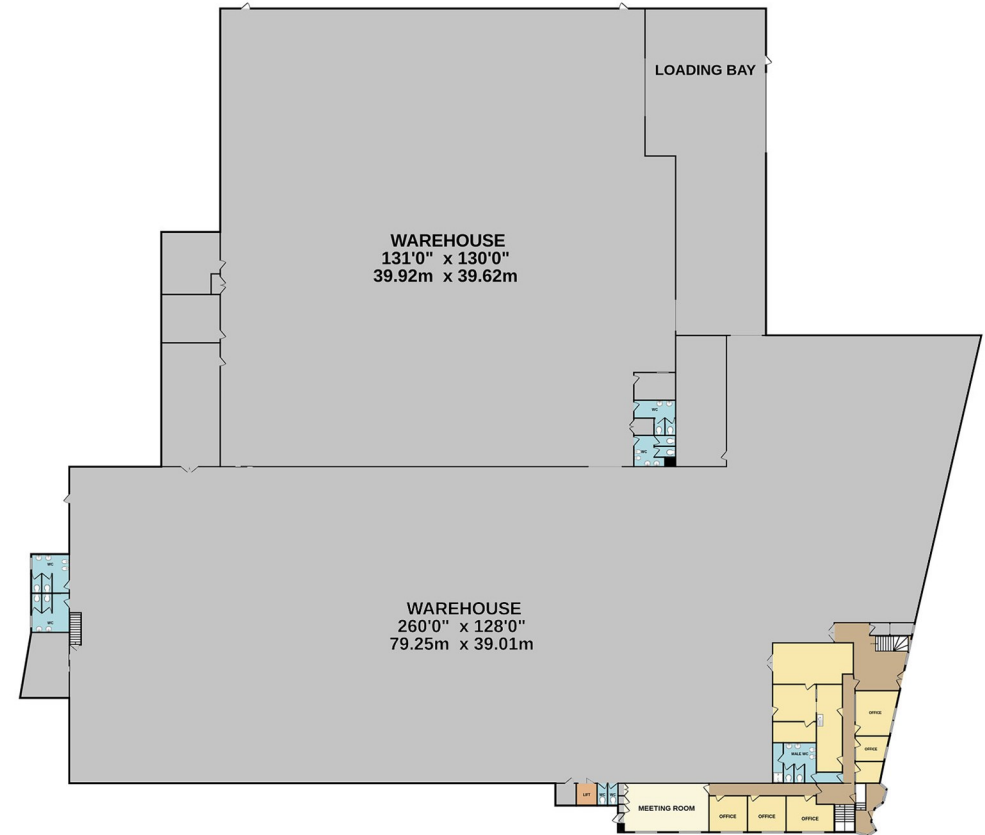
Site

- Approximately 2 acres
- Secure yard and loading areas
- Designated vehicle parking spaces





LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Terms / Price

Price on application. The property is also available to let on a full repairing and insuring lease for a term to be negotiated. The quoting rent is available on request.

Business Rates

The Property has a ratable value of £124,000

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

EPC

The property has an energy performance rating of C (55). A copy is available on request.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

Contact & further information

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