



To Let

Well-located, newly refurbished industrial units

- Maximum eaves height of 6.3m
- Ancillary office accommodation
- Undergoing a full refurbishment
- 1.75 miles from J26 of M62
- Gated estate

Aylesham Industrial Estate

Brighouse Road, Bradford, BD12 0NQ

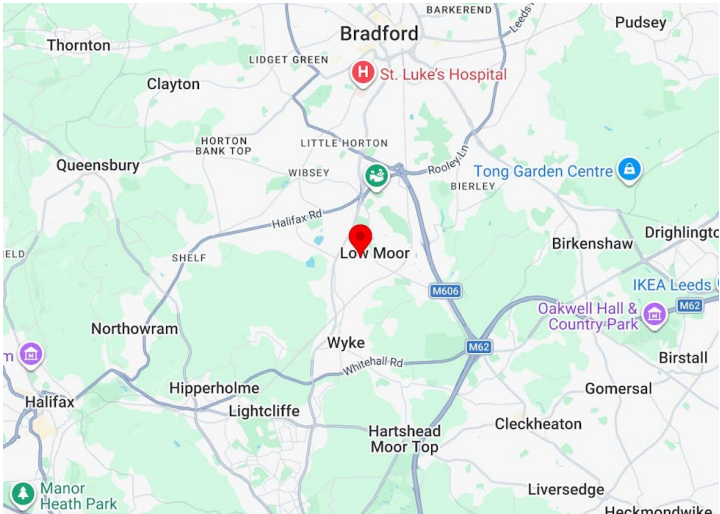
4,966 to 15,798 sq ft

461.36 to 1,467.68 sq m

Reference: #353883

Aylesham Industrial Estate

Brighouse Road, Bradford, BD12 0NQ



Summary

Available Size	4,966 to 15,798 sq ft / 461.36 to 1,467.68 sq m
EPC	Upon enquiry

Description

Aylesham Industrial Estate is an established multi-tenant industrial estate comprising nine units total. These steel portal frame buildings feature modern brick, blockwork, and profile metal cladding construction.

Each unit has been comprehensively refurbished throughout, including LED lighting, roof works and upgrades to the warehouse floors throughout. The development offers excellent operational facilities including a spacious shared loading yard and secure gated access for enhanced safety and convenience.

Location

Aylesham Industrial Estate is an established and popular industrial location to the south of Bradford city centre. The estate offers outstanding transport links with Junction 2 of the M606 just one mile away, providing seamless access to Junction 26 of the M62 within 1.75 miles.

This prime location delivers excellent regional connectivity across Yorkshire and the North, making it an ideal base for distribution, manufacturing, and logistics operations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 2	5,281	490.62	Available
Unit - Unit 7	4,966	461.36	Available
Unit - Unit 8/9	15,798	1,467.68	Available
Total	26,045	2,419.66	

Viewings

Viewings to be arranged strictly by appointment only, through the appointed agents.

Terms

A new lease to be granted on terms to be agreed.

Benjamin Fairhurst

07936 333696

benjamin.fairhurst@jll.com

Harry Fullerton

07555 444 385

harry.fullerton@jll.com

Thomas Grimshaw

07752 467418

thomas.grimshaw@jll.com