

A Development by



ECCLESHILL PARK

HARROGATE ROAD, BRADFORD, BD2 3SP

ONLY TWO UNITS REMAINING



READY FOR OCCUPATION

TO LET

BRAND NEW TRADE COUNTER UNITS

3,320 - 3,908 SQ FT

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/m² 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

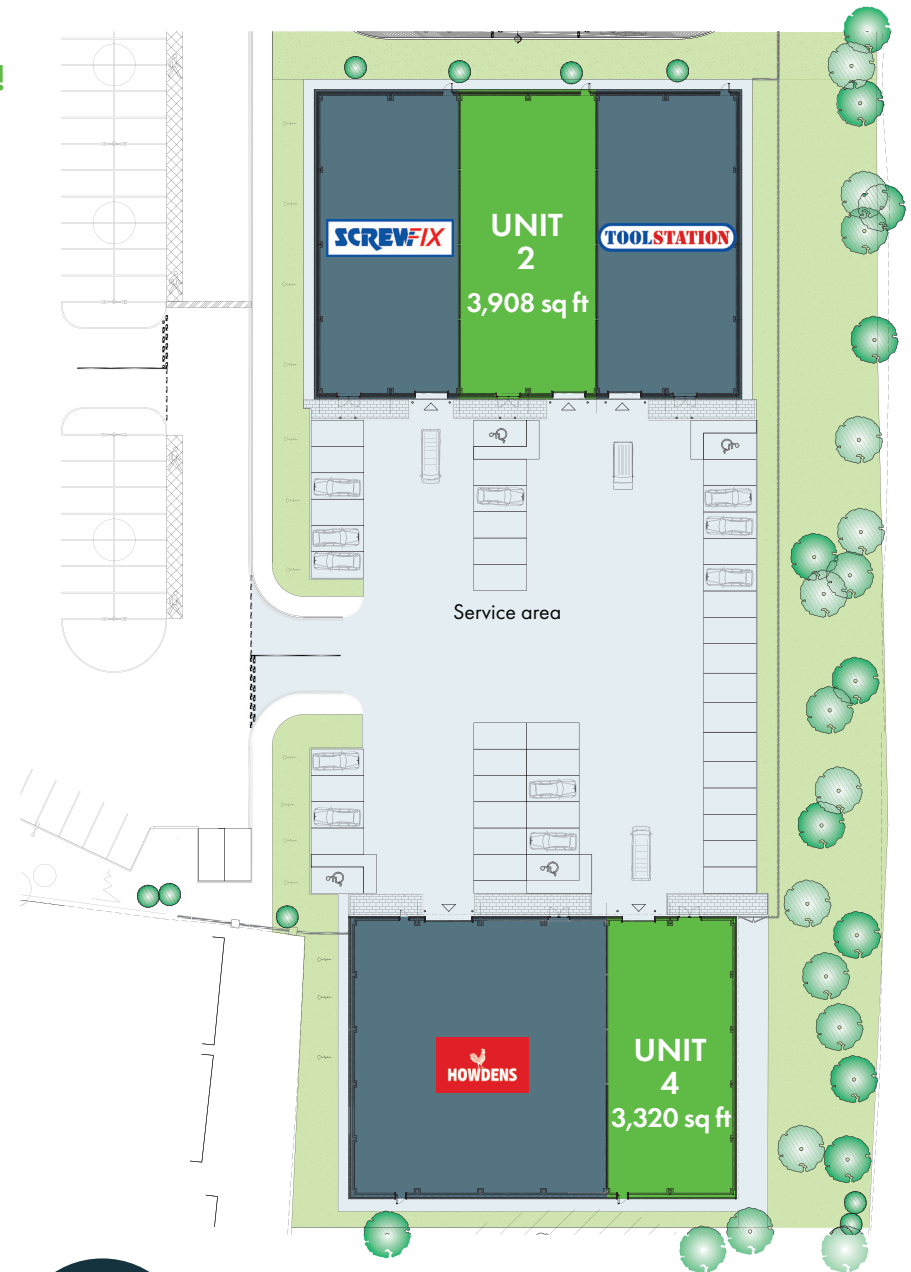
Each party will be responsible for their own legal costs incurred in this transaction.



Occupiers already on site!



STARBUCKS®



RETAIL SITE PLAN & PARKING



FURTHER INFORMATION

For viewing arrangements or to obtain further information please contact:

Hazel Cooper

hazelcooper@cartertowler.co.uk

Josh Holmes

joshholmes@cartertowler.co.uk



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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ECCLESHILL PARK, HARROGATE ROAD, BRADFORD, BD2 3SP