



Unit A & B

New Works, New Line, Bradford, BD10 9AP

INDUSTRIAL UNITS TO LET

2,391 to 5,424 sq ft
(222.13 to 503.91 sq m)

- Good Location
- Secure Yard
- Generous Parking
- Eaves height up to 6m
- Strong power supply



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Summary

Available Size	2,391 to 5,424 sq ft
Business Rates	Unit A- £23,250 (April 2026) Unit B - £22,250 (April 2026)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

The units comprise of steel portal frame construction, with block elevation which sits under an insulated corrugated sheet roof incorporating translucent roof lights. Each unit benefits from the following specification:

- WCs
- 3 phase electricity
- LED lighting
- Single electric ground level loading door in each unit
- Kitchenette
- Canteen
- 1st Floor office space

Location

The units are situated in the Greengates area of Bradford, a short drive from Bradford city centre and close to the A6177 ring road. The site also has convenient access to the A658 and is within easy reach of the M606 and M62 motorways, providing links towards Leeds and the wider West Yorkshire area.

Accommodation

The accommodation comprises the following areas:

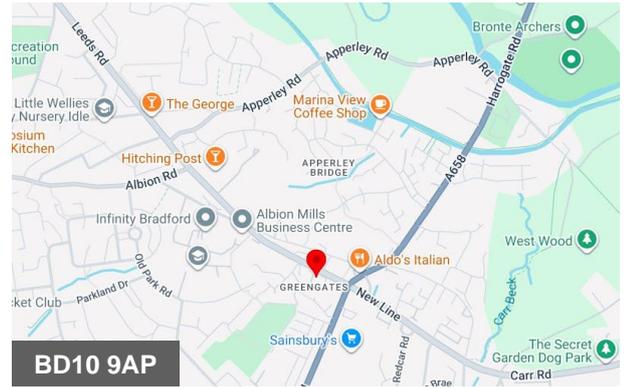
Name	sq ft	sq m	Availability
Unit - A - Warehouse	2,087	193.89	Available
Unit - A - Office/ WC	473	43.94	Available
1st - A- Office	473	43.94	Available
Unit - B - Warehouse	1,465	136.10	Available
Unit - B - Office/ WC	463	43.01	Available
1st - B- Office	463	43.01	Available
Total	5,424	503.89	

Terms

The units will be available by way of a new repairing and insuring lease for a term of years to be negotiated.

Viewings

Viewings are available by appointment only. Please contact the agent.



Viewing & Further Information



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