CARTER TOWLER
Chartered Surveyors

To Let



Unit A New Works

New Line, Bradford, BD10 9AP

INDUSTRIAL UNIT/ WAREHOUSE TO LET

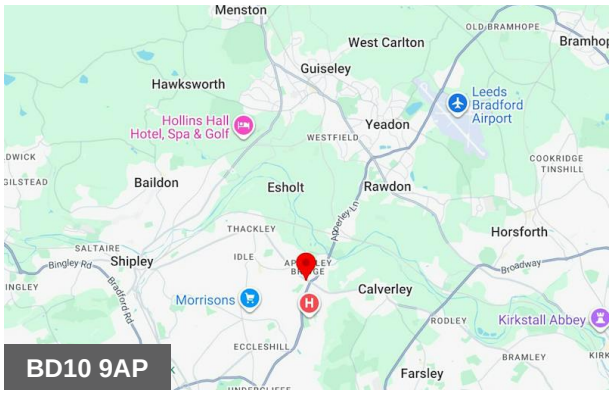
2,560 sq ft
(237.83 sq m)

- Available individually or combined adjoining unit
- Close to the A6177 ring road, with easy access to the M606 and M62
- Secure shared yard with good parking
- 3-phase power supply
- Eaves height up to 6m

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Summary

Available Size	2,560 sq ft
Rent	Rent on application
Rateable Value	£23,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)







Location

The unit is 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.

Description

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

- WCs
- 3 phase electricity
- LED lighting
- Single electric ground level loading door
- Kitchenette
- Secure shared yard
- Eaves height up to 6m
- Good parking

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,087	193.89	Available
Unit - Offices / WC	473	43.94	Available
Total	**2,560**	**237.83**	

Terms

The unit is 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 direct.

Viewing & Further Information



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