

Mileway

Euroway Trading Estate Bradford

Available to Let
Warehouse
15,810 sq ft (1,469 sq m)



Electric roller shutter doors



LED lighting



Ample car parking



Self contained service yard



24-hour access

Euroway Trading Estate

Wharfedale Road Bradford BD4 6SG



Description

The property provides a modern detached warehouse unit of steel portal frame construction, which is surmounted by a pitched roof incorporating 10% translucent roof panels. Internally, the warehouse comprises concrete slab flooring and access is via two electrically operated roller shutter doors to the front of the unit. The unit will also be refurbished to comprise LED lighting throughout.

The unit also benefits from a two-storey office and welfare block to the eastern elevation, which will comprise LED lighting, carpeted flooring and a first-floor canteen area. Externally, there is a self-contained service yard to the front of the unit comprising private parking and loading area.

Location

The subject property is situated on Euroway Industrial Estate, Bradford's premier industrial and logistics location, situated 2 miles to the south of Bradford City Centre, with great access to both the city and national motorway network. The property is located on Wharfedale Road, which provides direct access to Junction 2 of the M606, in turn connecting to J26 of the M62 and national motorway network circa 1 mile to the south of the property.

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EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1	Warehouse	15,810	1,469	Immediately
Total		15,810	1,469	

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