



Unit 3 Bridgeway, Knowles Lane, Bradford BD4 9SN

TO LET

Modern Detached Warehouse Unit

**11,756 Sq Ft
(1,092 Sq M)**

DESCRIPTION

The property comprises a modern self-contained single storey warehouse/industrial unit with single storey offices to the front and a large secure service yard serving both drive-in and dock loading doors to the rear.

The Unit is of steel portal frame construction with elevations of steel profiled cladding and brickwork externally and brick work and cladding sheets internally, under a double-skin pitched roof incorporating roof lights. the building has a concrete floor and an eaves height of approx 6.9m.

- ✓ Available by way of sub-lease
- ✓ Detached modern warehouse situated on a 0.88 acre site
- ✓ Internal eaves height of 6.9 metres
- ✓ 2 ground level loading doors
- ✓ 4 dock level loading doors
- ✓ Good quality ancillary office accommodation



LOCATION

The property is located on Bridgeway just off Knowles Lane which provides direct access onto Tong Street A650 and Rooley Lane, which forms part of the Bradford Ring Road, and in turn leads to the M606 Motorway approximately 1.5 miles from the site.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Warehouse	10,306	957
GF Office	1,451	135
Total	11,756	1,092

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

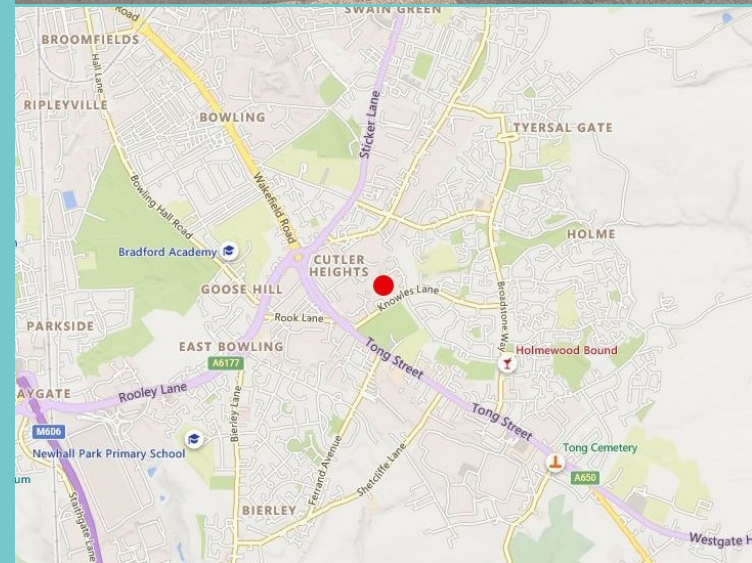
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

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VIEWING & FURTHER INFORMATION

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