

TO LET

- ✓ Established trade counter location
- ✓ Located in close proximity to Bradford City Centre & M606
- ✓ Shared yard with dedicated parking
- ✓ Secure palisade fencing & gates



Unit 1D Windsor Street, Bradford, BD4 7AQ

EXCELLENT OPPORTUNITY IN A SOUGHT-AFTER LOCATION

Unit 1D Windsor Street, Bradford, BD4 7AQ

LOCATION

The unit is located in a prime position close to Bradford City Centre and just off Wakefield Road, leading to the M606, therefore conveniently placed for access and distribution.

DESCRIPTION

Unit 1D Towngate Business Centre is situated in a prime West Yorkshire location in Bradford, comprising a warehouse/trade counter accommodation to let, ancillary offices and WC facilities.

There is dedicated car parking to the front of the unit, a shared yard and secure fencing/lockable gates to the main estate.

ACCOMMODATION

Gross Internal Area	Sq. M	Sq. Ft
Warehouse	323	3,486

RENT

Rental of £7.50 per sq. ft.

LEASE TERMS

The units are available on an effective full repairing and insuring basis on terms to be agreed.

EPC

The property has been assessed having an EPC rating of C, valid until 19th October 2026

RATEABLE VALUE

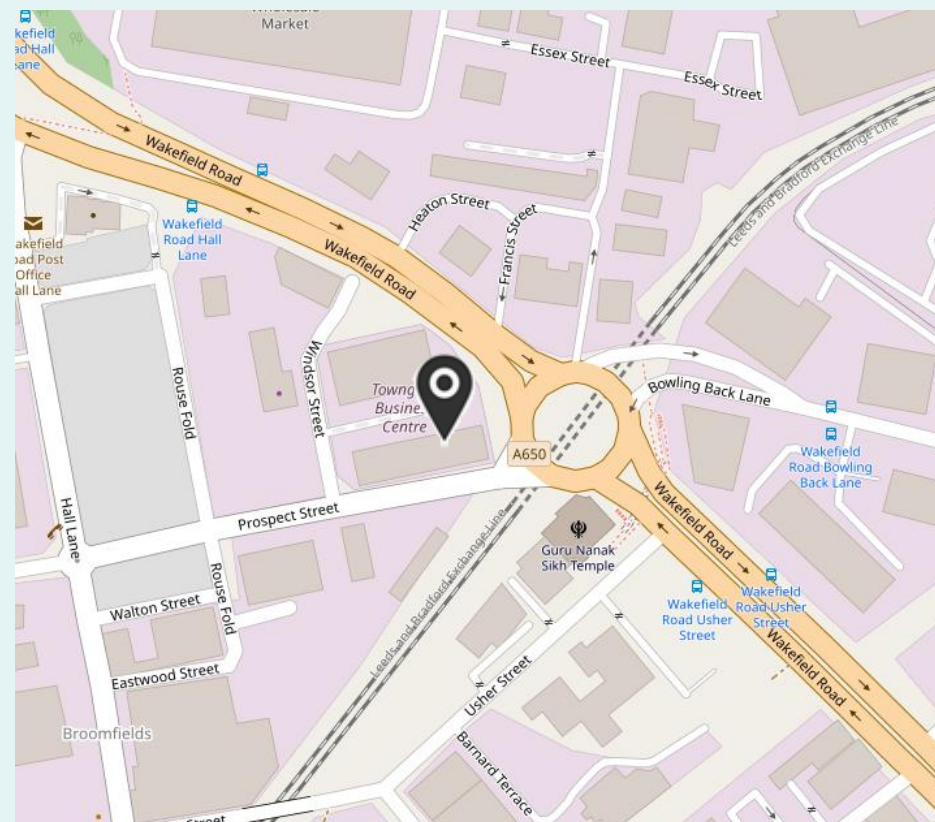
Warehouse & Premises - £20,000

VAT

Rental and fees are exclusive of VAT if chargeable

LEGAL COSTS

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



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Georgie Parker
07425 687 718
gsparker@lsh.co.uk