

**Mileway**

# South Bradford Trading Estate

## Low Moor

Available to Let  
Warehouse  
2,878 - 5,826 sq ft ( 267 - 541 sq m )

Roller shutter door



Newly refurbished



Access to the M62 and M606



Security fencing



Security lighting



# South Bradford Trading Estate

Low Moor Industrial Estate, South Bradford Trading Estate, Brighthouse Road Low Moor BD12 0QA



## Description

These well-located industrial units have been extensively refurbished, including a new roof. The buildings are accessed through roller shutter door with separate personnel door. Inside, there is warehouse accommodation with office and WC facilities. Outside, there is security fencing and security lighting.

The units are of steel frame construction with brick and blockwork walls and insulated metal cladding, incorporating a double skin insulated metal profile roofing with 10% translucent roof panels.

## Location

South Bradford Trading Estate is located in a well-established industrial location just off Cleckheaton Road, which provides good access to the M62 motorway approximately 2 miles to the southeast and to the M606 motorway approximately 1.5 miles to the east. Cleckheaton Road leads onto Huddersfield/Manchester Road (A641), which is one of the main arterial routes into Bradford city centre approximately 3 miles to the north.

## 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:

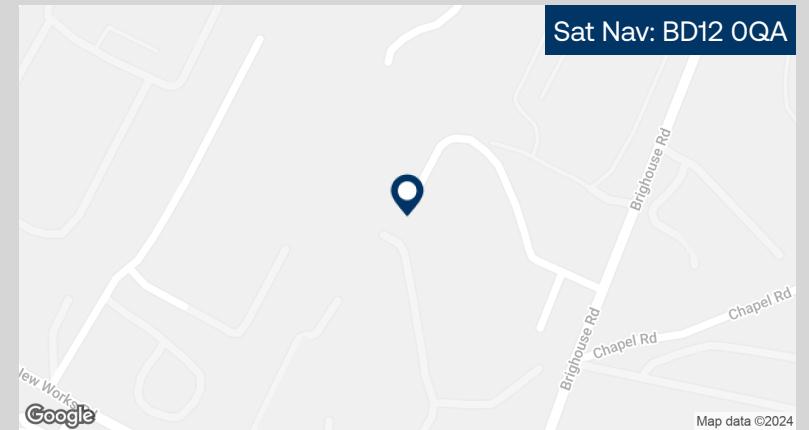
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 6	Warehouse	2,878	267	Immediately
Unit 7	Warehouse	2,948	274	Immediately
<b>Total</b>		<b>5,826</b>	<b>541</b>	

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