

South Bradford Trading Estate

Low Moor Bradford BD12 0QA

Warehouse | 3,289 ft²



Roller shutter door



Access to the M62 and
M606



Security fencing



Security lighting

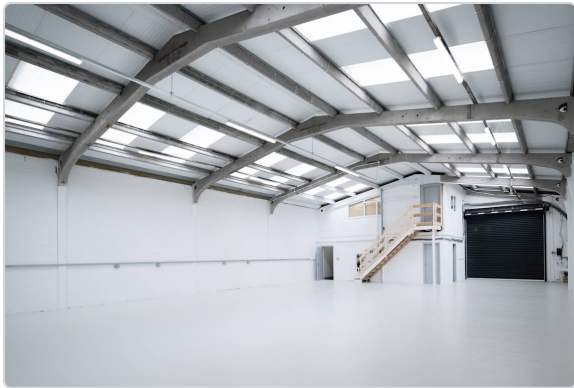


Three-phase power

Available to Let



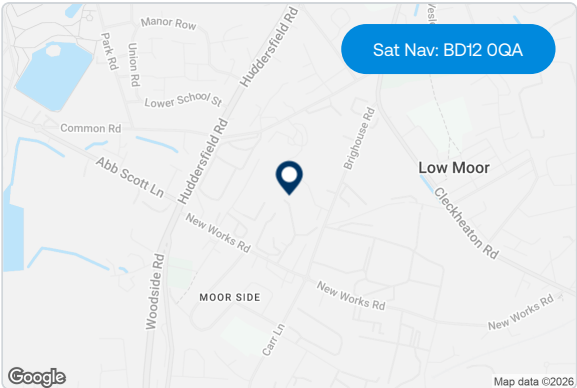
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Description

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.

Further information

EPC Unit 5: C,	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	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.
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[Book a viewing](#)

Tom Graham
Mileway
yorkshire@mileway.com
0113 8683776

Matt Jackson
Lambert Smith Hampton
mjackson@lsh.co.uk
07514 733870

Elliot Bloodworth
Lambert Smith Hampton
EBloodworth@lsh.co.uk
07597 019 265



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5	Warehouse	3,289	Immediately	2,330
Total		3,289		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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