

TO LET

HIGHLY PROMINENT DETACHED TRADE COUNTER / WAREHOUSE UNIT

7,469 sq ft (693.91 sq m)



**UNIT 3,
TOWNGATE BUSINESS CENTRE
WINDSOR STREET,
BRADFORD BD4 7AQ**

TO BE REFURBISHED



EXTENSIVE FRONTAGE ONTO WAKEFIELD ROAD (A650)



GOOD SIZED SECURE YARD AREA



GENEROUS PARKING PROVISIONS



WITHIN 1 MILE OF BRADFORD CITY CENTRE

TO LET

7,469 sq ft
(693.91 sq m)



DESCRIPTION

The property provides a highly prominent trade counter/warehouse unit, which benefits from the following specification:

EXTENSIVE FRONTAGE ONTO WAKEFIELD ROAD (A650)

GOOD SIZED SECURE YARD AREA

GENEROUS PARKING PROVISIONS

LOADING VIA A SINGLE ELECTRIC GROUND LEVEL DOOR

HIGH QUALITY ANCILLARY OFFICES

ACCOMMODATION

The unit will provide the following Gross Internal Areas.

| | SQ M | SQ FT |
|--------------|---------------|--------------|
| WAREHOUSE | 610.91 | 6,576 |
| OFFICES | 83 | 893 |
| TOTAL | 693.91 | 7,469 |
| MEZZANINE | 120.96 | 1,302 |

EPC

A copy of the EPC certificates and reports are available on request.

LOCATION

The property is strategically situated less than a mile from Bradford City Centre, within 4 miles of Junction 26 of the M62 Motorway and approximately 8 miles from Leeds City Centre.

The property itself is accessed off Windsor Street and leads directly to Wakefield Road (A650) via Prospect Street.

Notable occupiers in the immediate vicinity include Travis Perkins, James Hargreaves, GAP, Speedy Hire, CEF and Toolstation.



TOWNGATE
BUSINESS CENTRE

UNIT 3, TOWNGATE BUSINESS CENTRE, WINDSOR STREET, BRADFORD BD4 7AQ

DESTINATIONS MILES

BRADFORD CITY CENTRE 0.5

M606 MOTORWAY 2

M62 MOTORWAY 4

///zips.winner.power

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