



PROPERTY CONSULTANTS

FOR SALE/MAY LET

Edward House
Parry Lane
Bradford
West Yorkshire
BD4 8TL



Detached Industrial / Warehouse Premises **48,473 Sq Ft (4,503.14 Sq M) on a 3.39 acre (1.37 hectare) site**

- Superb access to Bradford City Centre and the M606 Motorway
- Eaves height of up to 6.81 metres
- Loading via 10 ground level roller shutter doors
- Large secure yard and loading area with separate parking
- Fully secure and gated site with barrier controlled access



Location

The property is strategically located just off the Bradford Ring Road (A6177), approximately 1 mile to the south east of Bradford City Centre and just over 2 miles from the M606 Motorway.

The property itself is accessed off Parry Lane, which leads directly to the Bradford Ring Road (A6177).

Description

The property provides a detached industrial / warehouse premises with the following specification;

- Eaves height of up to 6.81 metres
- Loading via 10 ground level roller shutter doors
- Large secure yard and loading area with separate parking
- Fully secure and gated site with barrier controlled access
- High quality ancillary office accommodation / welfare facilities

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse / Industrial Accommodation	3,959.11	42,616
Ground Floor Offices	469.32	5,052
First Floor Welfare / Storage	74.84	806
Total	4,503.27	48,473
Mezzanine	361.50	3,891

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a freehold sale or by way of a new full repairing and insuring lease, for a term to be agreed.

Price and rent on application.

Viewings

For further information or to arrange a viewing please contact;

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