



Highly Prominent Modern Warehouse / Industrial Premises

25,204 Sq Ft (2,341.45 Sq M)

- Superb access to the M606 Motorway as well as Bradford & Leeds City Centre's
- Extensive frontage onto Dick Lane
- Large secure yard and loading area
- Fully secure site with gated entrances and monitored CCTV



Location

The property forms part of Whitehead Business Park, which sits in a highly popular industrial location, circa 2 miles east of Bradford City Centre. Whitehead Business Park is also strategically situated circa ½ mile from the Laisterdyke / Bradford Ring Road (A6177) and approximately 2 miles from the M606 Motorway and the Leeds Outer Ring Road (A647).

Whitehead Business Park benefits from being prominently positioned fronting onto Dick Lane, whilst access to the property is via Holland Street.

Description

The property provides a modern industrial / warehouse facility, which benefits from the following specification;

- Highly prominent position fronting onto Dick Lane
- Large secure yard and loading area
- Fully secure site with gated entrances and monitored CCTV
- Loading via 2 electric ground level roller shutter doors
- High quality ancillary offices / welfare provisions

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	2,311.73	24,884
Offices / Welfare	29.69	320
Total	2,341.42	25,204

EPC

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

Legal Costs

Each party to bear their own legal costs in respective of this transaction.

Terms

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

Quoting Rent - £139,000 per annum (circa £5.50 per sq. ft)

Viewings

For further information or to arrange a viewing please contact;

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