

**PLANNING
GRANTED – UNITS
AVAILABLE Q3 2023**



A development by
OPUSNORTH

- Prominent location neighbouring Lidl, Starbucks and Burger King
- Excellent location on Harrogate Road
- Great access to both Leeds and Bradford
- Class E (formerly B1c), B2 & B8 Use
- 6m clear working eaves

ECCLESHILL PARK | HARROGATE ROAD | BRADFORD | BD2 3SP

**TO LET TRADE COUNTER UNITS
3,320 - 9,960 sq ft**

SITE PLAN



LOCATION

The site is located prominently on Harrogate Road (A658) in Eccleshill, close to the Victoria Road/Pullan Avenue roundabout. Harrogate Road is the main arterial route linking North Leeds to Bradford City Centre. It is located 3 miles to the North East of Bradford Centre and approximately 4.5 miles from the M606, which provides access to the M62 and the wider motorway network.



DESCRIPTION

The proposed units will benefit from the following specification:

- 6m clear working eaves
- Electronic sectional overhead loading door
- 35kN/m² floor loading
- All mains services including 3 phase power
- Excellent parking provisions
- On site EV charge points

Occupier's exact requirements can be accommodated (subject to planning and design).

SCHEDULE OF ACCOMMODATION

Unit	GIA (m ²)	GIA (Ft ²)
Unit 1	Let to	SCREWFIX
Unit 2	363	3,908
Unit 3	Let to	TOOLSTATION
Unit 4	308.4	3,320
Unit 5	308.4	3,320
Unit 6	308.4	3,320

Units can be occupied individually or combined.

VAT

VAT will be payable.

TERMS

The units are available on a new 10 year full repairing and insuring lease. Rents and further information are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

FURTHER INFORMATION

For viewing arrangements or to obtain further information please contact:

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