

**FULLY
REFURBISHED**
Planning for B2 & B8 uses.
Large Power Supply.

Boundaries are indicative and for identification purposes only.



606

EUROWAY TRADING ESTATE



WHARFEDALE ROAD | BRADFORD | BD4 6SG

T0 LET

Warehouse / Industrial Unit
143,819 SQ FT (13,361 sq m)



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DESCRIPTION.

The property comprises a fully refurbished, detached, three-bay warehouse/industrial unit with two-storey offices and a separate detached store/warehouse building.

The property has the following specification:



8 ground level loading doors
 (planning consent approved to install further doors)



Eaves height of **5.95m up to 13.89m**
 (high bay section only)



Secure concrete service yards



HGV parking areas



450 KVA incoming power supply, with the ability to increase to 2.2 MVA



Planning consent in place **for B2 & B8**

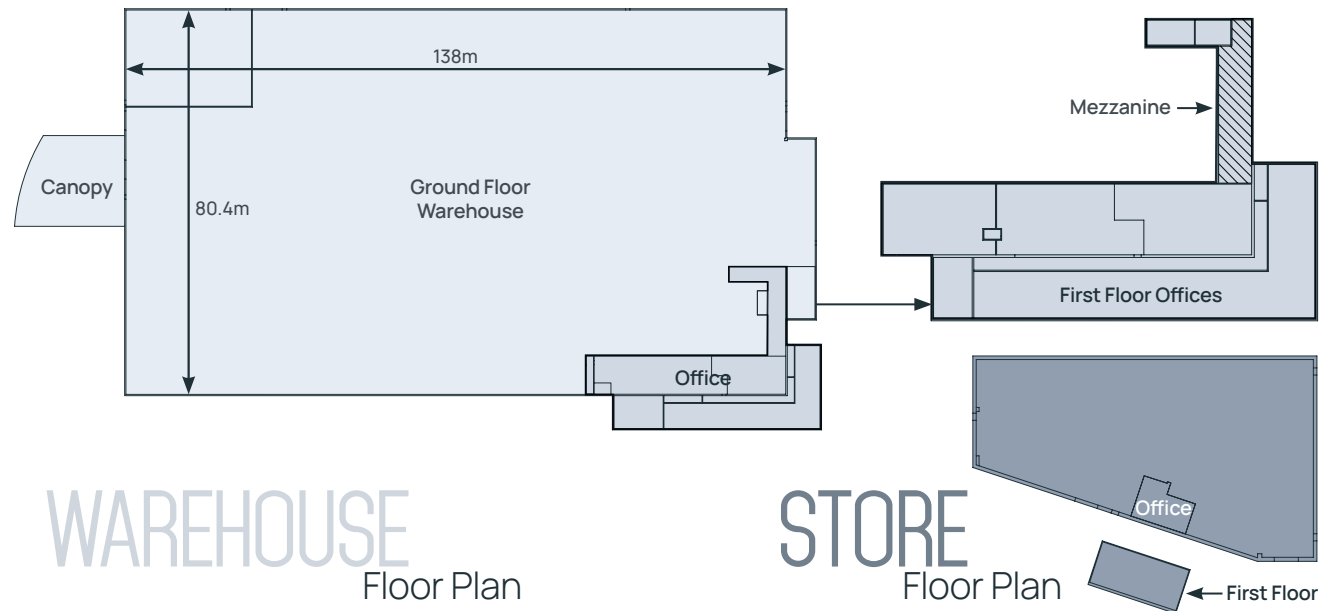


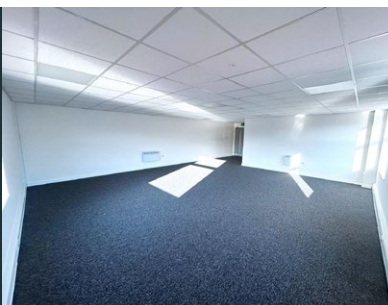
Separate dedicated **car parking** area

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ACCOMMODATION.

ACCOMMODATION	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	116,337	10,812
Ground Floor Offices	9,653	897
First Floor Offices	7,988	742
GIA	134,018	12,451
Store	9,144	850
First Floor Office	657	61
Store GIA	9,801	911
TOTAL GIA	143,819	13,361





143,819 SQ FT
(13,361 sq m)

606



LOCATION.

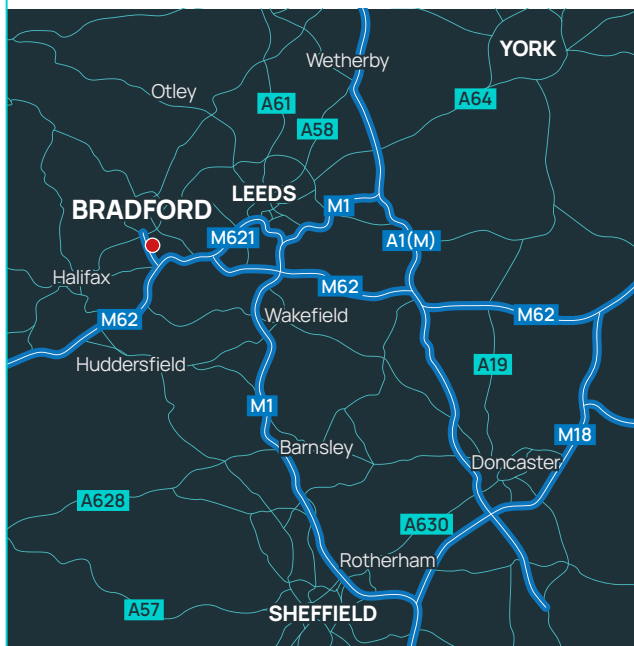


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The unit is accessed via Junction 2 of the M606 (circa 0.5 miles to the south) and benefits from access to Bradford as well as east and west access to the wider West Yorkshire region via Junction 26 of the M62 (approximately 2 miles away).



The Euroway Trading Estate spans both east and west of the junction and is home to several regional, national and international occupiers including:



EST. 1884



BORGWARNER



FURTHER INFORMATION.

EPC.

The property has been rated B29. An electronic copy of the EPC can be downloaded [here](#).

SERVICES.

The property benefits from all mains services including electricity (450 kVa), gas, water and drainage. The power supply may be upgraded to a maximum supply of 2.2 MVA (subject to the necessary applications and power availability). Interested parties should satisfy themselves in this regard.

LEGAL COST.

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 full repairing and insuring lease for a term to be agreed. Rent on application.

CONTACT.

For further information, or to arrange a viewing, please contact joint letting agents Knight Frank or Carter Towler.



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