

# FULLY SECURED OPEN STORAGE LAND

Ready for Immediate Occupation

**Park House Road, Low Moor, Bradford, BD12 0QB**

Site Area 2.1 acres



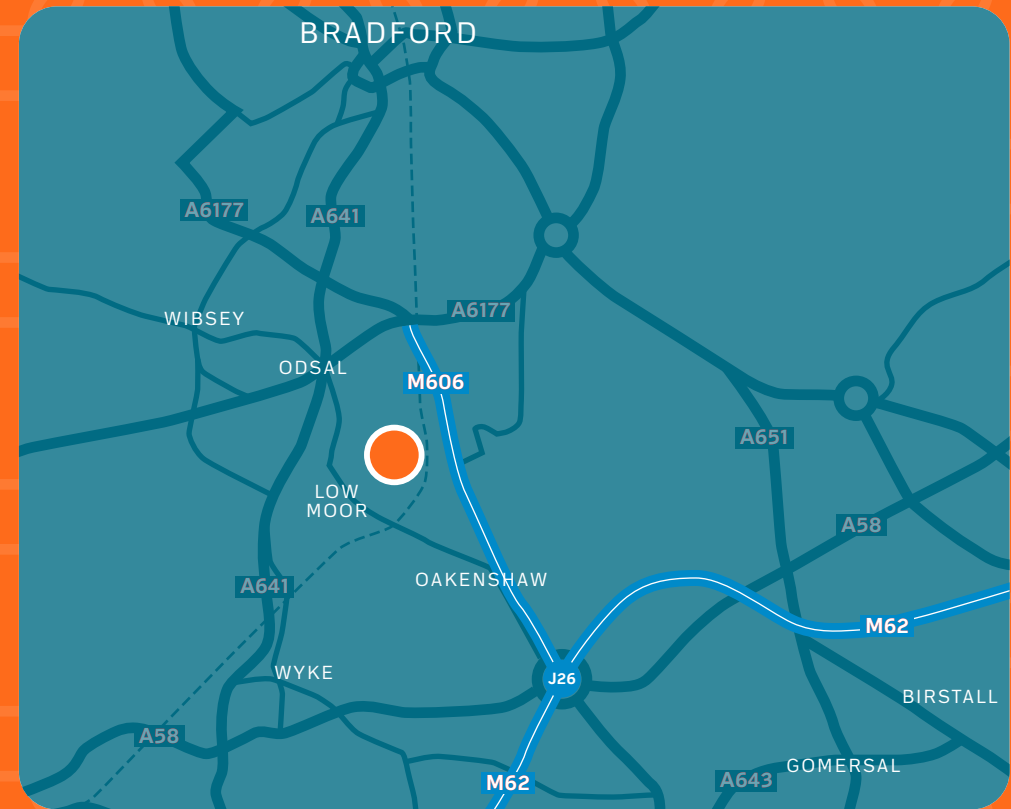
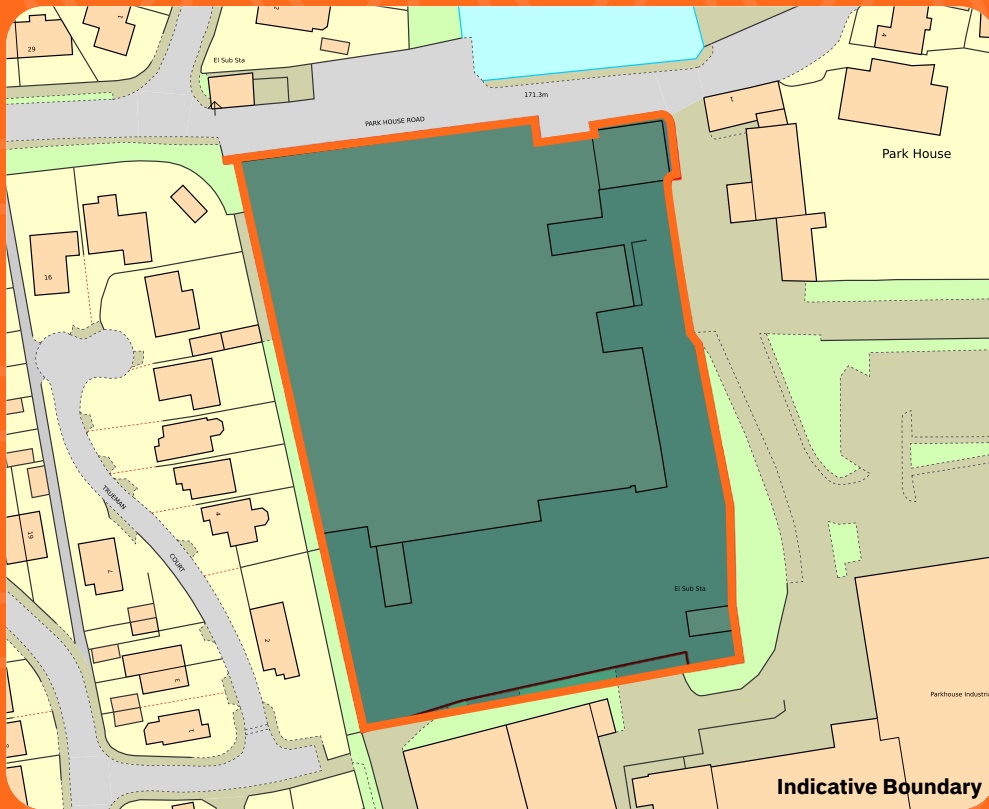
- HGV ACCESS
- FULLY SERVICED

Indicative Boundary

PARK HOUSE ROAD







## ■ LOCATION

The property is situated on Park House Road, located within the well established industrial location of Low Moor, and adjacent to the UK HQ of Bakaert which operates 24 hours a day. The site benefits from convenient access to J26 of the M606 and J26 of the M62 motorway. Bradford is 3.5 miles to the north with Leeds 11.5 miles to the north east.

## ■ DESCRIPTION

The site provides a relatively regularly shaped open storage area with a predominantly concrete surface. It benefits from a secure boundary, with a combination of a masonry wall and perimeter fencing, and a heavy duty sliding gate at the single access point.

## ■ SERVICES

We understand mains gas, electricity and water are located in the adjacent highway. Interested parties should make their own enquiries.

## ■ PLANNING

The subject site was formerly occupied by Bekaert, who continue to occupy the large adjacent premises for the purposes of production and distribution. As such, we understand the property has current consent for storage and distribution use. We are not aware of any hours of use or noise restrictions on the premises. Interested parties should satisfy themselves in this regard.

## ■ TERMS

The site is available by way of a new lease for a term to be agreed.

## ■ VAT

All figures are quoted exclusive of VAT.



## CONTACT

To find out more or to arrange a viewing, please contact:

# AVISON YOUNG

### Rob Oliver

Avison Young

+44 (0) 113 280 8034

+44 (0) 7769 643 325

rob.oliver@avisonyoung.com

### Jake Pygall

Avison Young

+44 (0) 113 280 8062

+44 (0) 7795 237 286

jake.pygall@avisonyoung.com

Or our Joint Agents:

**CARTER TOWLER**  
 0113 245 1447  
 www.cartertowler.co.uk

### Max Vause

Carter Towler

+44 (0) 113 245 1447

maxvause@cartertowler.co.uk

### Josh Holmes

Carter Towler

+44 (0) 113 245 1447

joshholmes@cartertowler.co.uk



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

**Anti-Money Laundering:** To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1. Corporate structure and ownership details. 2. Identification and verification of ultimate beneficial owners. 3. Satisfactory proof of the source of funds for the Buyers/funders/lessee. **April 2024.** Designed by **ZIRK**