

Boundaries are indicative and for identification purposes only.

606

EUROWAY TRADING ESTATE

M606

M62

WHARFEDALE ROAD | BRADFORD | BD4 6SG

TO LET

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



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DESCRIPTION

The property comprises a detached three bay warehouse / industrial unit with two storey offices.

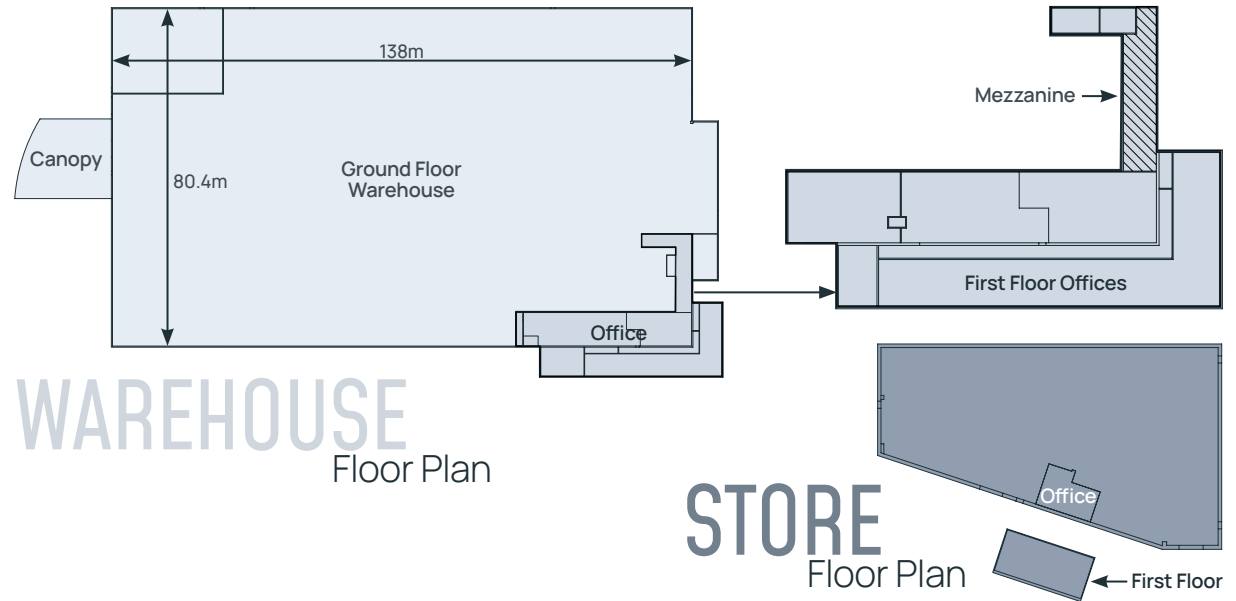
The property has the following specification:

-  **6** ground level loading doors
-  Eaves height of **5.95m up to 13.89m** (high bay section only)
-  **Secure** concrete service yards
-  **HGV Parking** Areas
-  Ability to install **Security Gatehouse**



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





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:



FURTHER INFORMATION.

EPC.

The property has been rated C63. An electronic copy of the EPC can be downloaded [here](#).

SERVICES.

The property benefits from all mains services including electricity (450 KV), gas, water and drainage. 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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