



To Let

Industrial Premises
Park House Road
Low Moor
Bradford BD12 0PX

56,840 Sq Ft
Leasehold

- Well located to the M606 / M62 Motorways
- Engineering and industrial premises
- Self contained offices and yard
- Affordable accommodation

Agency | Consultancy | Development | Investment | Valuation

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Location

The property is located on Park House Road, accessed via Cleckheaton Road in the popular south Bradford suburb of Low Moor. Within 2 miles of the property is J26 of the M62 Motorway and the M606.



Description

The property comprises an engineering and industrial facility with a mixture of single storey workshops and a three storey office building with good access arrangements and a self contained yard.

The single storey engineering and industrial buildings are interconnecting and of varying age, designs and constructions. The industrial accommodation extends to 52,206 sq ft (4,850.08 sq m) and has a typical specification of solid concrete floors, fluorescent lighting, hot air blowers and a number of loading doors.

The three storey office building is connected to the industrial accommodation and is part open plan, part cellular with a general specification to include carpeted floors, fluorescent lighting, perimeter trunking and air conditioning units. The accommodation extends to 4,635 sq ft (430.57 sq m).

The site is contained within a good sized yard area which has convenient loading and access facilities.

Accommodation

We have measured the accommodation in accordance with the RICS code of measuring practice to provide the following Gross Internal Areas

Industrial Facilities 52,206 sq ft (4,850.08 sq m)
Office Accommodation 4,635 sq ft (430.57 sq m)

The buildings range in eaves heights from 3.7 - 7.4 m.

Use

B2 / B8

Business Rates

We advise interested parties to make their own enquiries regarding Business Rates via Bradford Council.

Tenure/Terms

The properties are available by way of a new FRI lease on terms to be agreed.

EPC

An EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party is responsible for their own legal costs.

Further Information and Viewing Arrangements

Viewing via the Sole Agents Dove Haigh Phillips

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