

DOVE HAIGH  
PHILLIPS

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**TO LET**

Industrial Property with Offices - Immediately Available

**38,133 SQ FT (3,542.6 SQ M)**

Units 1-3, Station Mills, Station Road, Wyke, Bradford

West Yorkshire, BD12 8LA

## Location

The property is located in Wyke on the outskirts of Bradford. Bradford City centre is located approximately 4.5 miles away.

- Junction 26 of the M62 is approximately 2 miles to the east.
- Established industrial estate

## Specification

- 4.7m minimum eaves height
- Level loading door with recessed lift platform
- LED lighting throughout the warehouse
- Solid concrete floor
- Large power supply (if required)
- Two storey offices (refurbishment by negotiation if required)
- Tarmacadam yard and parking areas
- Secure perimeter fence



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## Accommodation

Area	Sq ft	Sq m
Ground floor office	2,157	200.4
First floor office	3,293	305.9
Main warehouse	31,050	2,884.6
Loading bay	1,633	151.7
<b>TOTAL</b>	<b>38,133</b>	<b>3,542.6</b>

## Site

- 1.2 acres
- 22 marked vehicle parking bays + additional parking







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## Terms

The property is available To Let on a full repairing and insuring lease for a term to be negotiated. The quoting rent is available on application.

## Business Rates

The property has a Rateable Value of £99,500. Interested parties are advised to make their own enquiries via Bradford Council.

## EPC

The property has an energy performance rating of C (57). A copy is available on request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT which may be charged in addition.

## Viewing & Further Information

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