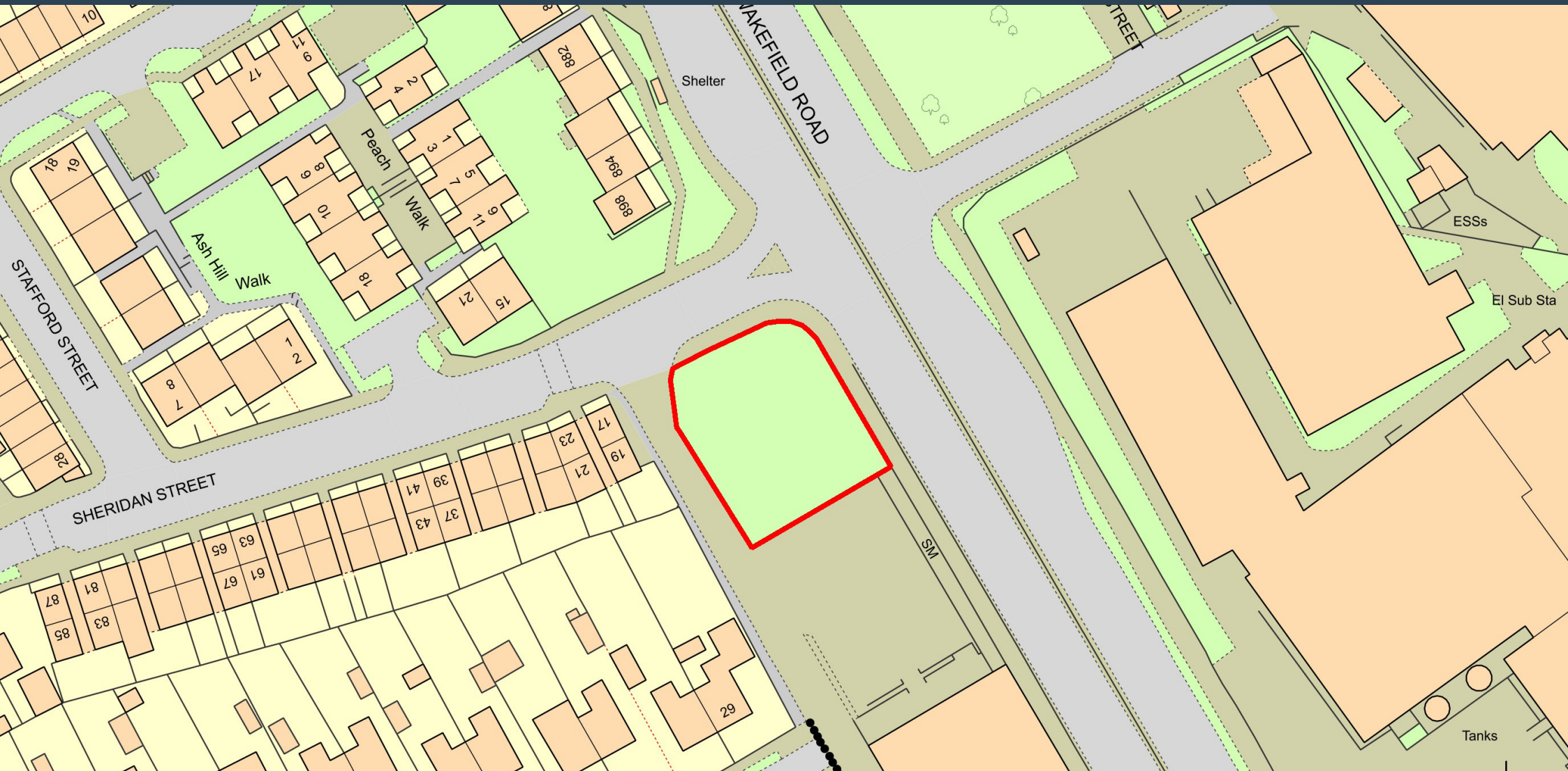


Pre-Let Opportunity – Subject to Planning Development Opportunity

To Let



Wakefield Road Trade Park, Wakefield Road, Bradford
BD4 7RW
731.4200a (112616)



Wakefield Road Trade Park

Wakefield Road, Bradford, BD4 7RW



Agreement

To Let



Detail

Land



Rent/Price

Upon Application



Size

0.09 Ha (0.23 Acres)



Location

Bradford, BD4 7RW



Property ID

731.4200a (112616)

For Viewing & All Other Enquiries Please Contact:

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Harvey Bland

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Property

The site is approximately 0.23 acres and is situated on the entrance to an established trade park which benefits from tenants such as Screwfix.

The site also benefits from a surplus of shared car parking and has CCTV coverage throughout.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	Hectares	Acres
Total	0.09	0.23

Rates

To be reassessed.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Upon application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

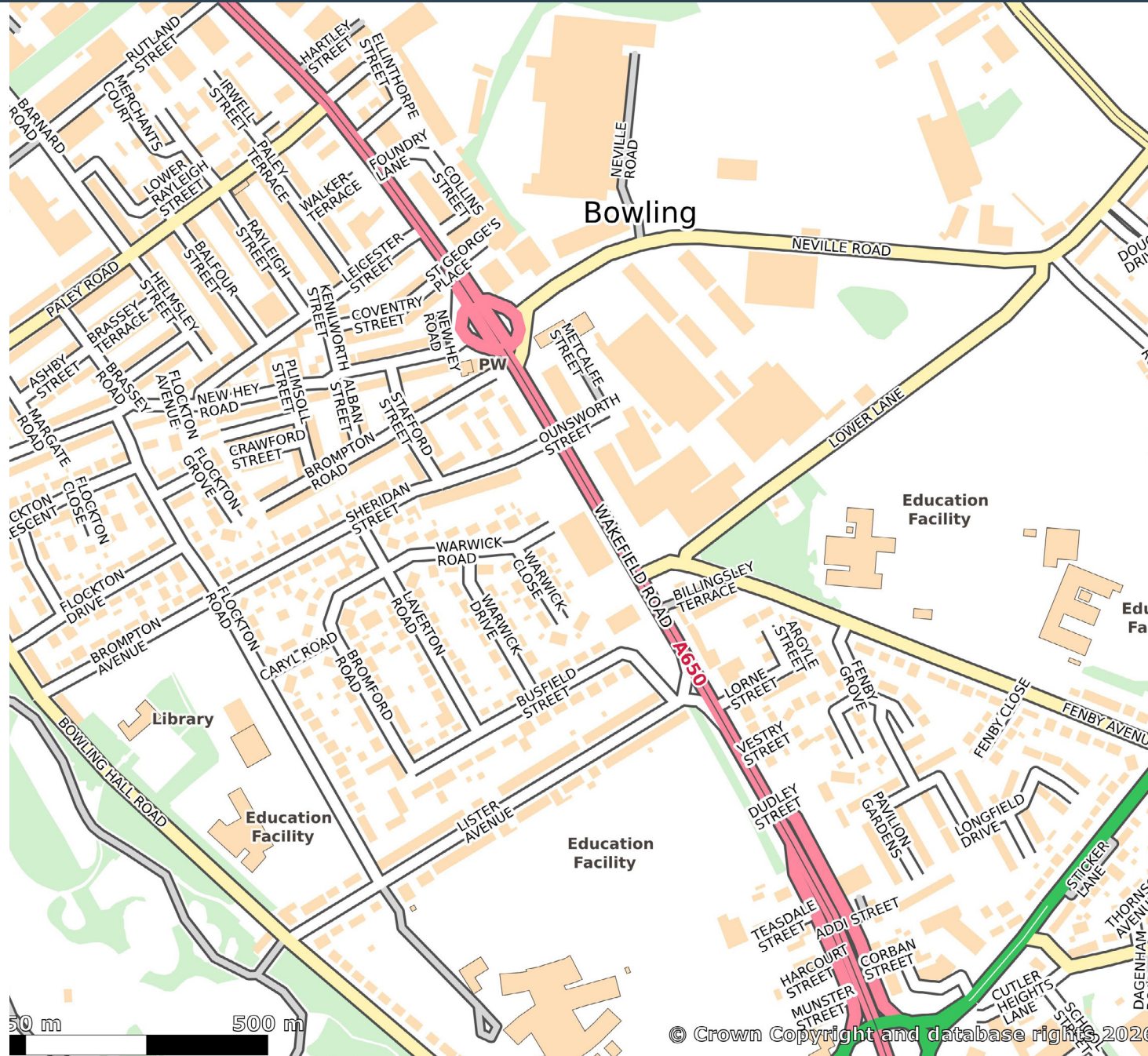
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Wakefield Road Trade Park occupies a prominent position directly fronting onto Wakefield Road, one of the major routes into Bradford city centre.

The site itself is located 1 mile from the centre of Bradford and is situated less than 2 miles from the M606 motorway which provides easy access to the M62 and wider motorway links.





0

50 m

100 m