

TO LET

DOVE HAIGH PHILLIPS

High Quality
Industrial / Warehouse Unit

Astonish House, Staithgate Lane,
Bradford, West Yorkshire BD6 1DW

52,307 sq ft (4,859.42 sq m)



Agency | Consultancy | Development | Investment | Valuation

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Location

The property occupies a prime location strategically alongside the M606 motorway, approximately 1.5 miles north of Junction 26 of the M62 motorway and 2 miles south of Bradford city centre. The unit sits within an established industrial location between Prologis Park, Euroway Trading Estate and Low Moor. Key local warehouse/industrial occupiers;

Expect Distribution	210,000 sq ft	M&S	1,100,000 sq ft
Advanced Supply Chain	115,000 sq ft	BorgWarner	90,000 sq ft
P&B Foods	165,000 sq ft	James Robinson Fibres	70,000 sq ft
John Cotton Group	115,000 sq ft	BGC	85,000 sq ft

All areas are approximate

Description

The property comprises a high quality detached purpose built industrial/warehouse facility constructed in 2010.

Industrial Specification

- 10 meter eaves height
- X2 level loading doors
- X2 dock loading doors
- 47 meter yard depth
- High quality concrete floor
- Heating & lighting throughout
- Welfare & W.C facilities
- Mezzanine

Office Specification

- Impressive reception area
- Open plan offices
- Board room / managerial offices
- LED/recessed lighting throughout
- Comfort cooling
- Fire and intruder alarm systems
- 52 vehicle parking spaces



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Accommodation

Area	Sq ft	Sq m
Warehouse	47,893	4,449.34
Office (Ground Floor)	2,270	210.92
Office (First Floor)	2,144	199.16
Mezzanine	1,670	155.10
(excl mezz) TOTAL	52,307	4,859.42

Site

- 40% site coverage
- 2.9 acres (developed)
- 47m yard



Bradford City Centre

Leeds

P&B

M&S

expect
distribution

M606

advanced
intelligent supply chain

Astonish





Leeds

J26 M62

Manchester

Euroway Trading Estate

M606

M606

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Terms

The property is available by way of a new Fully Repairing and Insuring (FRI) lease on terms to be agreed. Quoting rent on application.

Business Rates

The property has a Rateable Value of £240,000. Interested parties are advised to make their own enquiries via Bradford Metropolitan District Council.

EPC

The property has an energy performance rating of B (46). 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 rents quoted are exclusive of VAT which may be charged in addition.

Viewing & Further Information

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