

FOR SALE

# Unit 8B, Friars Industrial Estate, Idle, Bradford, BD10 8SX



## KEY FEATURES

**C. 15,238 SQ FT / 9.8M EAVES HEIGHT / 2 GROUND LEVEL LOADING DOORS / LARGE YARD / OFFICE**

**For more information, please contact:**

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# TO LET

## Location

A well-established Industrial Estate, situated off Bradford Road, Idle, it is approximately 3.3 miles north of Bradford city centre. The local area is a mix of industrial, commercial and residential uses. The site offers excellent road connectivity with convenient access to the A658 (Harrogate Road) and the A657 which links to major motorways of the M606, M62 and M1. The site is well served by public transport.

## Description

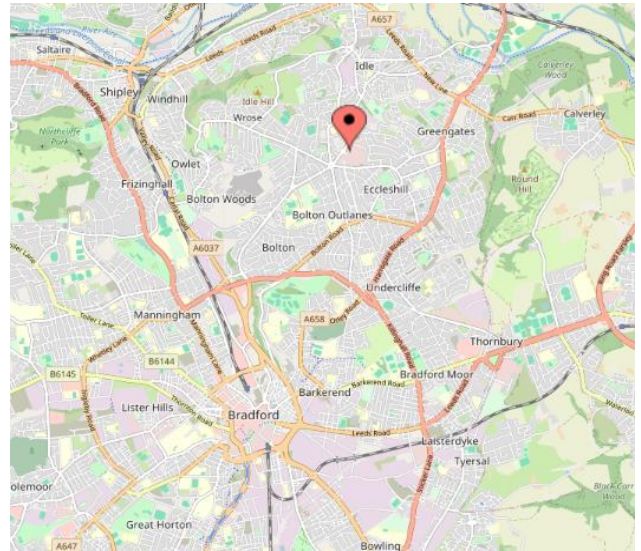
The subject consists of a detached, single span Industrial/Warehouse unit, of steel portal frame construction, under a pitched roof, with a mix of brick and profile metal elevations and a concrete floor.

The unit benefits from the following brief specifications:

- 9.8M Eaves Height
- 2 Ground Level Loading Doors
- Large, secure yard area
- Lighting to the warehouse
- Integral office accommodation with welfare facilities
- External floodlighting

## Accommodation

AREA	SQ FT	SQ M
Warehouse	11,592	1,077
Basement Storage	1,823	169.4
Offices	1,823	169.4
<b>TOTAL</b>	<b>15,238</b>	<b>1,416</b>



## Tenure

Leasehold on a new full repairing and insuring lease. Please enquire for further details.

## VAT

VAT will be payable at the prevailing rate on any transaction.

## EPC

EPC Rating: D - 78



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