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PROPERTY CONSULTANTS

TO LET

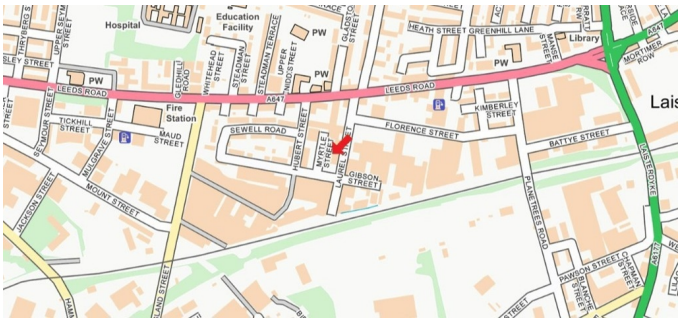
Laurel Street
Bradford
West Yorkshire
BD3 9TP



Cost Effective Industrial / Warehouse Premises
9,125 Sq Ft (847.71 Sq M)

- Flexible leases considered
- Loading via 2 ground level roller shutter doors
- Large secure yard with the potential to expand further
- Ancillary office and welfare facilities





Location

The property is situated to the immediate south of Bradford City Centre and within easy reach of the City's inner and outer ring
roads. It is strategically positioned at the junction of Laurel Street and Florence Street which in turn provide direct access to Leeds Road (A647) . The City's outer ring road (A6177) at Laisterdyke is nearby providing easy access to the wider motorway network
via the M606.

Description

The property comprises warehouse / industrial unit with the benefit of the following specification;

- Loading via 2 ground level roller shutter doors
- Large secure yard with the potential to expand further
- Ancillary office and welfare facilities

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	384.36	4,137
Offices	147.08	1,583
Lower Ground Floor Warehouse	316.31	9,125
Total	**847.75**	**9,125**

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management

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