CUSHMAN &
WAKEFIELD

TO LET

Unit 8, Friars Industrial Estate, Bradford Road, Idle, Bradford, BD10 8SX



KEY FEATURES

24,528 SQ FT / DETACHED INDUSTRIAL - WAREHOUSE / 9.8M EAVES / SUBSTANTIAL YARD OF C. 1 ACRE / 4 GROUND LEVEL LOADING DOORS

For more information, please contact:

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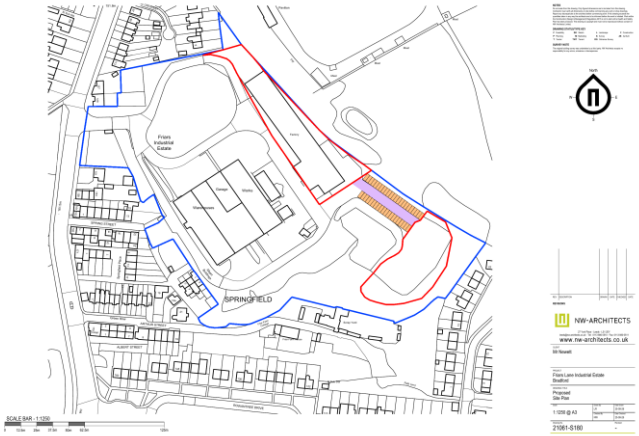
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Location

Friars Industrial Estate is a well-established industrial location off Bradford Road in Idle, approximately 3.3 miles north of Bradford city centre. The surrounding area comprises a mix of industrial, commercial and residential uses.

The estate provides convenient access to the A658 (Harrogate Road) and A657, which connect with the M606, M62 and M1 motorway networks. The location is also well served by public transport.



Description

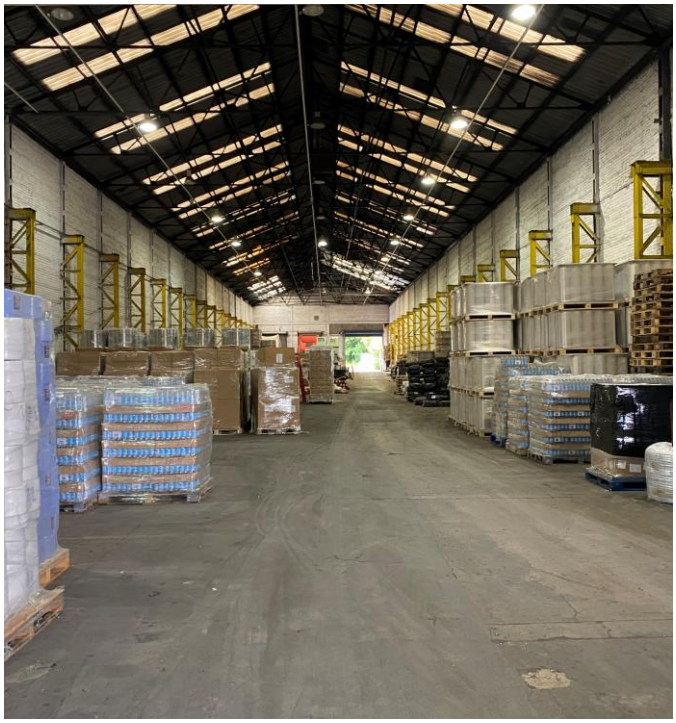
The property comprises a detached, single-span industrial / warehouse unit of steel portal frame construction, beneath a pitched roof with a mix of brick and profile metal clad elevations and a concrete floor.

The unit benefits from the following specification:

- 9.8m eaves height
- 4 ground-level loading doors
- Substantial secure yard of c. 1 acre
- Warehouse lighting
- Integral office accommodation and welfare facilities
- External floodlighting

Accommodation

Description	Sq Ft	Sq M
Warehouse	20,882	1,940.0
Basement Storage	1,823	169.4
Offices	1,823	169.4
TOTAL	**24,528**	**2,278.8**



Tenure

Available leasehold by way of a new full repairing and insuring lease. Further details are available upon application.

VAT

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

EPC

EPC Rating: D - 78.

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