

**DOVE HAIGH
PHILLIPS**

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dhpproperty.co.uk



TO LET/FOR SALE

High Quality Industrial Premises
28,515 Sq Ft (2,649 Sq M) on 1.4 acre site
Commundale Way, Euroway Industrial Estate,
Bradford, West Yorkshire, BD4 6SF





Location

The property occupies a prime location on the Euroway Industrial Estate in Bradford. The property has excellent transport links and good access to Bradford city centre which is approximately 2 miles north of Euroway Industrial Estate. Leeds city centre is approximately 10 miles to the east via accessed the M62 motorway.

- Adjacent to junction 2 M606 which gives access to the A6177 Bradford outer ring road and the M62 motorway.
- Close access to junction 26 of the M62 motorway

Description

High quality industrial premises available to let or for sale on an established industrial estate.

- 1.4 acre fully secure site
- Secure site with concrete surfaced areas
- Recently refurbished internally and in excellent condition throughout
- Building 1: 21,996 Sq Ft with 4.6m minimum eaves height to warehouse with high specification offices.
- Building 2: 5,687 Sq Ft with 9.5m minimum eaves height
- Electric level loading doors to both warehouses
- Detached canteen building



Accommodation

Area	Sq ft	Sq m
Main Warehouse	20,044	1862.10
High-bay Warehouse	5,616	521.70
Office	2,313	214.90
Canteen	542	50.35
Mezzanine (main warehouse)	1,599	148.50
TOTAL (excl mezz)	28,515	2,649

Site

- 1.4 acre site
- Secure palisade perimeter fence with two main access points





EUROWAY INDUSTRIAL
ESTATE

BRADFORD

M606

J26 M62

DOVE HAIGH PHILLIPS



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Terms / Price

The property is available To Let or For Sale with vacant possession, quoting rent and price on application.

Business Rates

Interested parties are advised to make their own enquiries via Bradford council.

EPC

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 prices quoted are exclusive of VAT which may be charged in addition.

Viewing & Further Information

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