



Unit 6

Bulmer and Lumb, Royds Hall Lane, Bradford, BD6 2NE

**Full refurbished unit with new roof, roller shutter access,
and self-contained yard areas.**

10,906 sq ft (1,013.20 sq m)

- Newly refurbished unit
- 5% internal office content
- Established industrial estate
- Minimum 5m eaves
- 3 Phase Power Supply
- Excellent access to the national motorway network

Summary

Available Size	10,906 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	£0.50 per sq ft
EPC Rating	Upon enquiry

Description

Specification:

- Portal frame construction
- Minimum eaves height of 5m
- Insulated profile cladding
- 3-phase electricity with all other mains services available
- Full-height overhead loading door
- Approximately 5% internal office content
- Landscaped surroundings

This scheme is one of the first on the Bulmer & Lumb estate and comprises a fully refurbished 10,000 sq ft industrial unit. It provides an exciting opportunity, to be part of a group of inspirational business spaces and dynamic community that is being developed and nurtured here.

Location

The Bulmer & Lumb estate is conveniently located on Halifax road (A6036) just outside Bradford with excellent access to the M606/M62/M1 and the national motorway networks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	10,543	979.48	Available
Unit - Office	363	33.72	Available
Total	10,906	1,013.20	

Terms

The units are available To Let on new FRI leases with terms to be agreed.

EPC

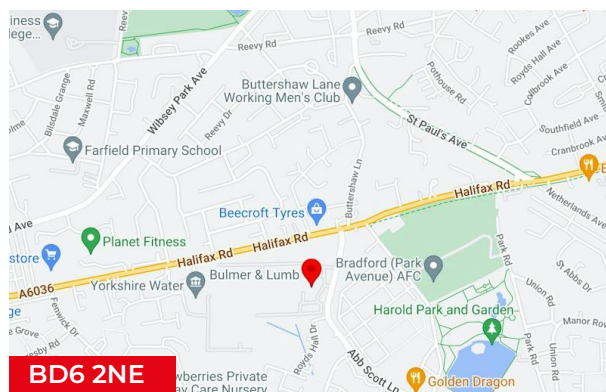
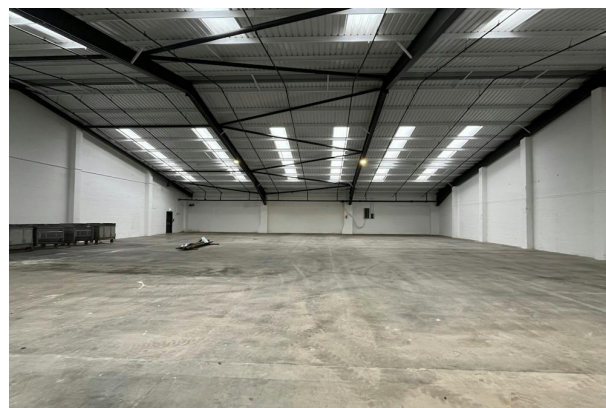
An EPC is available on request.

Money Laundering

To comply with our legal responsibilities for Anti Money Laundering it will be necessary for an ongoing tenant to provide information necessary to complete these checks before a deal is completed.

Business Rates

Are available upon request.



Viewing & Further Information



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