



Unit 15, Wyke Mills Complex, Huddersfield Road, Bradford, BD12 8JY

Cost effective industrial unit with mezzanine space and secure yard

- Available Q4 2024
- 5.5m min eaves
- LED lighting throughout
- Secure fenced yard
- High specification offices
- Mezzanine space

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Summary

Available Size	25,009 sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Comprising a self-contained warehouse with adjoining offices. Specification:

- 5.5m minimum eaves height
- 3 level loading doors
- LED lighting to warehouse
- Secure self-contained yard area
- Modern office fit-out with LED lighting
- Mezzanine space

Wyke Mills is a privately owned and professionally managed estate comprising industrial, offices and storage facilities.

Location

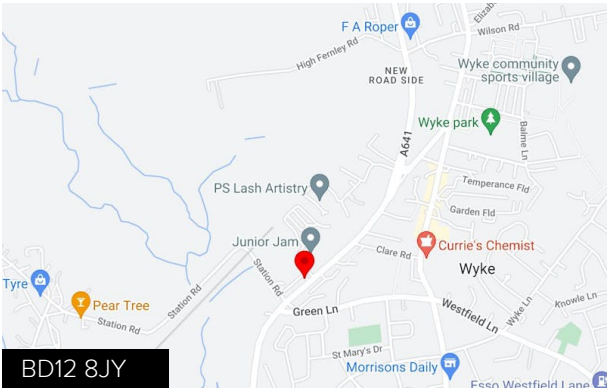
The property is located in Wyke with prominence to Huddersfield Road (A641). Excellent access to J26 M62 within 2 miles to the east and Bradford outer ring road 2 miles to the north.

Local amenities include an ASDA supermarket within 200 meters of the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Warehouse	18,643	1,731.99	Available
Ground - Ancillary Warehouse	3,883	360.74	Available
1st - Office	2,483	230.68	Available
Mezzanine - Mezzanine	732	68.01	Available



Viewing & Further Information



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