

# TO LET MODERN DETACHED WAREHOUSE UNIT



## EUROWAY TRADING ESATE, WHARFEDALE ROAD, BRADFORD, BD4 6SG

- 24,538 sq ft Warehouse and Offices
- 7M Eaves Height
- Newly Refurbished

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## LOCATION

Located on the well established, Euroway Trading Estate which is located adjoining Junction 2 of the M606. Junction 26 of the M62 is 1.8 miles to the South.

## DESCRIPTION

The property comprises a modern detached warehouse / industrial unit of steel portal framed construction. The warehouse is accessed via 2 roller shutter doors and has an eaves height of approximately 7m. There are modern two storey offices including staff facilities to the front of the unit.

## RATEABLE VALUE

We understand the current rateable value is £101,000 and the Uniform Business Rate is 51.2p meaning the approximate rates payable are currently £51,712 per annum.

## TERMS

The premises are offered via a new full repairing and Insuring lease. Rental upon application.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to gross internal area.

Description	Sq m	Sq ft
Warehouse	1,837.7	19,782
Offices & Canteen	441.80	4,756
<b>TOTAL</b>	<b>2,279.5</b>	<b>24,538</b>

## UTILITIES

All utilities are the responsibility of the tenant.

## CONTACT

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Subject to Contract