# HIGHLY PROMINENT DETACHED TRADE COUNTER / WAREHOUSE UNIT

**7,469 sq ft** (693.91 sq m)





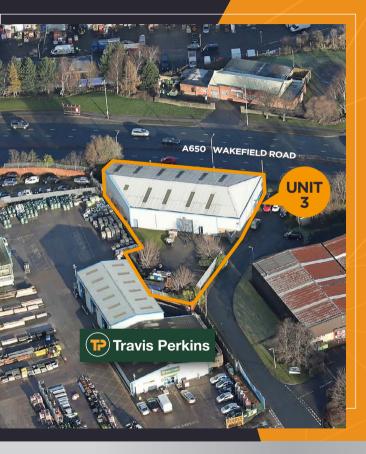








# 7,469 sq ft (693.91 sq m)



#### **DESCRIPTION**

The property provides a highly prominent trade counter/warehouse unit, which benefits from the following specification:

**EXTENSIVE FRONTAGE ONTO** WAKEFIELD ROAD (A650)

GOOD SIZED SECURE YARD AREA

**GENEROUS PARKING PROVISIONS** 

LOADING VIA A SINGLE ELECTRIC **GROUND LEVEL DOOR** 

HIGH QUALITY ANCILLARY OFFICES

## **ACCOMMODATION**

The unit will provide the following Gross Internal Areas.

		SQ M	SQ FT	
	WAREHOUSE	610.91	6,576	
	OFFICES	83	893	
	TOTAL	693.91	7,469	
	MEZZANINE	120.96	1,302	

#### **EPC**

A copy of the EPC certificate and reports are available on request.

### LOCATION

The property is strategically situated less than a mile from Bradford City Centre, within 4 miles of Junction 26 of the M62 Motorway and approximately 8 miles from Leeds City Centre.

The property itself is accessed off Windsor Street and leads directly to Wakefield Road (A650) via Prospect Street.

Notable occupiers in the immediate vicinity include Travis Perkins. James Hargreaves, GAP, Speedy Hire, CEF and Toolstation.





**UNIT 3, TOWNGATE BUSINESS CENTRE,** WINDSOR STREET. **BRADFORD** 

BD4 7AQ DESTINATIONS MILES

CITY CENTRE M606 MOTORWAY

BRADFORD

M62 MOTORWAY

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#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

Ryden and GV&Co their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations

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