

TO LET

HIGHLY PROMINENT DETACHED TRADE COUNTER / WAREHOUSE UNIT

7,469 sq ft (693.91 sq m)



**UNIT 3,
TOWNGATE BUSINESS CENTRE,
WINDSOR STREET,
BRADFORD BD4 7AQ**

TP Travis Perkins

WOLSELEY W

UNIT 3

TO BE REFURBISHED

 **TOWNGATE PLC**



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



**GOOD SIZED
SECURE
YARD AREA**



**GENEROUS
PARKING
PROVISIONS**



**WITHIN 1 MILE
OF BRADFORD
CITY CENTRE**

TO LET

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.



TOWNGATE BUSINESS CENTRE

UNIT 3, TOWNGATE BUSINESS CENTRE, WINDSOR STREET, BRADFORD BD4 7AQ

DESTINATIONS MILES

BRADFORD CITY CENTRE	0.5
M606 MOTORWAY	2
M62 MOTORWAY	4

/// zips.winner.power

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 of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Ryden and GV&Co has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2024.

Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698



TOWNGATE PLC

towngate.plc.uk
01484 715 635

Ryden.co.uk
0113 243 6777

JONATHAN O'CONNOR

GV&Co

gvproperty.co.uk

0113 245 6000

JONATHAN JACOB