

TO LET

# PROMINENT TRADE COUNTER / WAREHOUSE UNIT

3,486 sq ft (323.86 sq m)



Speedy Hire

TOOLSTATION

C E F

CLIFTON tiles & bathrooms

ELECTRIC CENTER

GSF CAR PARTS

gap

James Hargreaves

WOLSELEY W

UNIT 1D

TP Travis Perkins

UNIT 1D  
TOWNGATE  
BUSINESS CENTRE,  
WINDSOR STREET,  
BRADFORD BD4 7AQ

TOWNGATE PLC

WITHIN 1 MILE OF BRADFORD CITY CENTRE

GENEROUS PARKING PROVISIONS

SECURE & GATED ESTATE

ANCILLARY OFFICE / WELFARE PROVISIONS

TO LET

3,486 sq ft

(323.86 sq m)



///smart.blocks.roofs



**TOWNGATE**  
BUSINESS CENTRE

**UNIT 1D, TOWNGATE  
BUSINESS CENTRE,  
WINDSOR STREET,  
BRADFORD BD4 7AQ**

## 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.

DESTINATIONS	MILES
BRADFORD CITY CENTRE	0.5
M606 MOTORWAY	2
M62 MOTORWAY	4

## DESCRIPTION

The property provides an end terraced trade counter / warehouse unit, which benefits from the following specification:

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

**EAVES HEIGHT OF 5 METRES**

**GENEROUS PARKING PROVISIONS**

**SECURE & GATED ESTATE**

**ANCILLARY OFFICE / WELFARE PROVISIONS**

ACCOMMODATION	SQ M	SQ FT
WAREHOUSE	286.37	3,082
OFFICES/WELFARE	37.49	404
<b>TOTAL</b>	<b>323.8</b>	<b>3,486</b>



## EPC

The property has been assessed and has an EPC rating of C(63).

## SERVICES

All mains are available with heating provided by a gas fired hot air blower.

## TERMS

The property is available by way of a Full Repairing & Insuring lease for a term to be agreed.

## RENT

On application.

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