



EUROWAY INDUSTRIAL ESTATE

UNIT 3 MILLERSDALE CLOSE, BRADFORD

TO LET

MODERN WAREHOUSE / INDUSTRIAL UNIT

16,134 SQ FT (1,499 SQ M)



Prime industrial
location off the M606



J26 M62
Less than 2 miles



Separate yard
& parking area

Description

Unit 3 comprises a detached steel portal frame warehouse unit with part blockwork and clad elevations beneath a pitched profiled sheet roof incorporating translucent roof lights. The unit benefits from an eaves height of 6.18m and loading access via two ground level loading doors to the rear. Incorporated within the unit are ground and first floor offices and staff ancillary accommodation.

Externally, the property provides dedicated parking to the front together with a good-sized concrete surfaced loading yard to the rear.

Accommodation

	sq ft	sq m
Warehouse	14,361	1,334.21
GF Offices	925	85.94
FF Offices	848	78.81
Total	16,134	1,499

Specification

-  2 rear ground level loading doors
-  6.18m eaves height
5.1m to underside of haunch
-  Ground & first floor offices with WC and kitchenette facilities
-  LED lighting and 3-phase power supply
-  Rear yard/ loading area
-  Circ. 12 car parking spaces to the front

Location

Unit 3 Millersdale Close is situated within Euroway Industrial Estate, benefiting from an excellent strategic location immediately off the M606 and approximately one mile north of Junction 26 of the M62. The property provides convenient access to the regional motorway network, with Bradford city centre approximately 2.5 miles away.



TERMS

The unit is available by way of a new Full Repairing and Insuring lease. Further information on terms and quoting rent is available on application.

RATEABLE VALUE

The rateable value of the unit is £100,000.

ENERGY PERFORMANCE RATING

The property has been assessed and has an EPC Rating of C-69.

AML

The incoming tenant will be required to provide the relevant documentation for approval ahead of any letting.

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