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INDUSTRIAL



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ROWAN TRADE PARK

NEVILLE ROAD, BRADFORD BD4 8TQ



TO LET

INDUSTRIAL / TRADE COUNTER UNITS

1,695 - 3,302 SQ FT (158 - 307 SQ M)



EXCELLENT TRADE COUNTER LOCATION



ROWAN TRADE PARK • BRADFORD

SAT NAV POSTCODE
BD4 8TQ



LOCATION

Rowan Trade Park is situated in a prominent position off the main A650 Wakefield Road that links with the Bradford Ring Road and the M606/M62. Bradford City Centre lies one mile to the North, and Leeds is situated approximately 8 miles to the east.



DESCRIPTION

Rowan Trade Park is a high quality industrial / trade counter development providing a total of 32,910 sq ft in individual units ranging from 1,695 sq ft to 3,302 sq ft. Units can be combined to provide larger areas dependant on availability. The accommodation is split across 4 blocks with substantial circulation space and ample car parking. The units also benefit from the following:

- Floor loading 37.5 Kn/ sqm
- 4 meters to underside of haunch
- Brickwork and profile composite cladding
- Fully fenced site with automated gates
- Remotely monitored CCTV system



TERMS

Units are available on a range of flexible tenancy agreements which can be tailored to meet your individual business requirements.

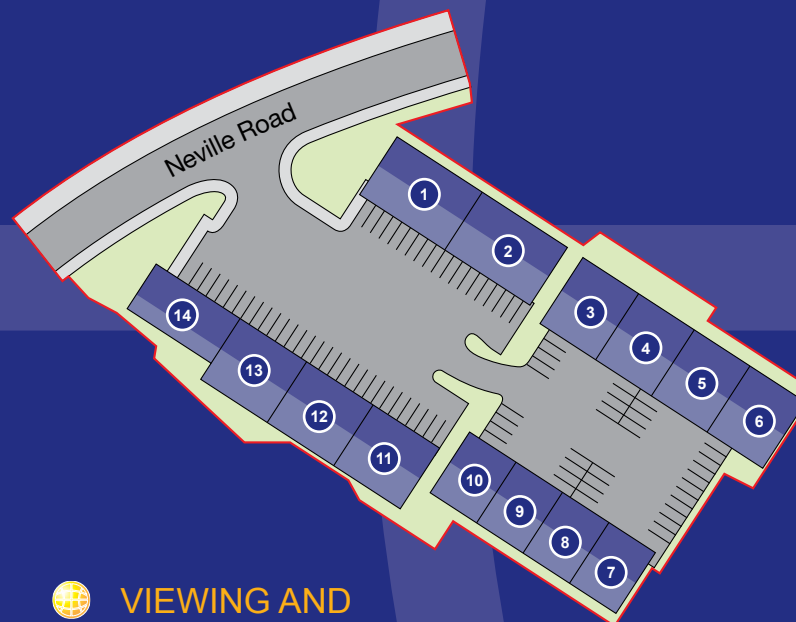


RENT / OTHER CHARGES

Details of rent and other charges are available on request to the letting agents, and all figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.



ACCOMMODATION



Unit	Sq ft	Sq m
1	3,302	307
2	3,302	307
3	2,293	213
4	1,695	158
5	1,695	158
6	3,165	294
7	1,765	164
8	1,695	158
9	1,695	158
10	2,185	203
11	3,302	307
12	2,170	202
13	2,170	202
14	2,476	230
Total	32,910	3,057



VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents or visit the dedicated website for more details.

www.rowantradepark.co.uk

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MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2012.

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