



BD4 8TQ

INDUSTRIAL

Rowan Trade Park, Neville Road, Bradford

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- Prominent Location
- Fully fenced estate with locable gates
- Remotely monitored CCTV
- units range from 158 - 613 sq.m (1,695 - 6,604 sq.ft)
- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Arrange a viewing today



 **INDUSTRIAL**

TO LET

SIZES FROM

1,695 - 6,604 sq.ft

158 - 613 sq.m

Over 200 locations throughout the Midlands and the North



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Rowan Trade Park, Neville Road, Bradford, BD4 8TQ

Location

The estate is situated off the main A650 Wakefield Road that links with Bradford Ring Road and the M606/M62. Bradford City Centre is one mile to the North, and Leeds is approximately eight miles to the east of the estate.

Description

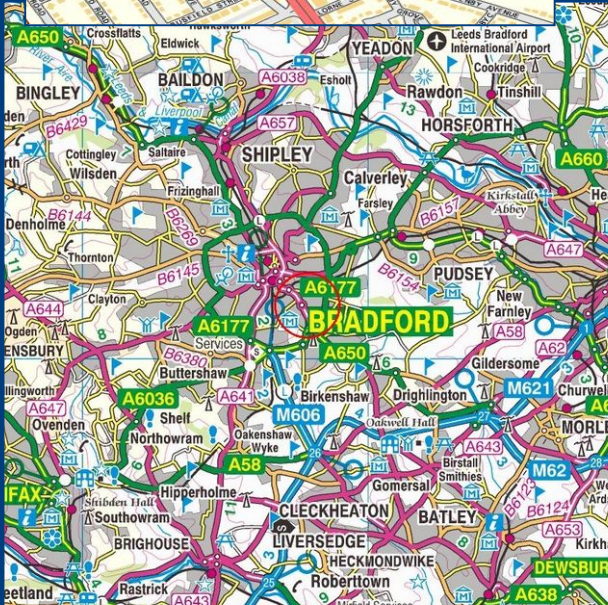
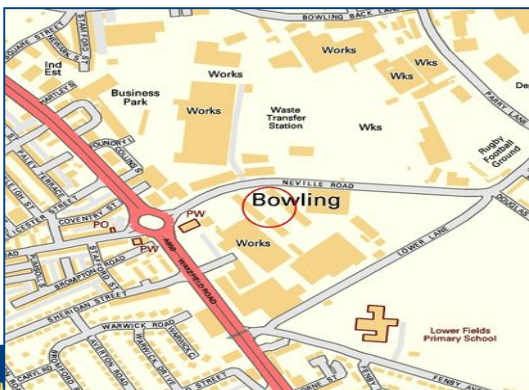
Rowan Trade Park comprises a high quality industrial/trade counter development providing a total of 32,910 sq ft in individual units ranging from 1,695 sq ft to 6,604 sq ft. The accommodation is split across 4 separate blocks with substantial circulation space and car parking provision.

Specification

- Floor Loading 37.5 Kn/sq.m
- 4 Meters to underside of Haunch
- Brickwork and profile composite cladding
- Fully fenced site with automated gates
- Remotely monitored CCTV System

Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent payable monthly in advance by Direct Debit
- Rent quoted on Tenancy Agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- Tenant responsible for internal repairs, decorations and maintenance of doors and windows
- Landlord is responsible for external structure
- Rates payable by tenant direct to Bradford City Council
- Arrange a viewing today



INDUSTRIAL

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