



TO LET

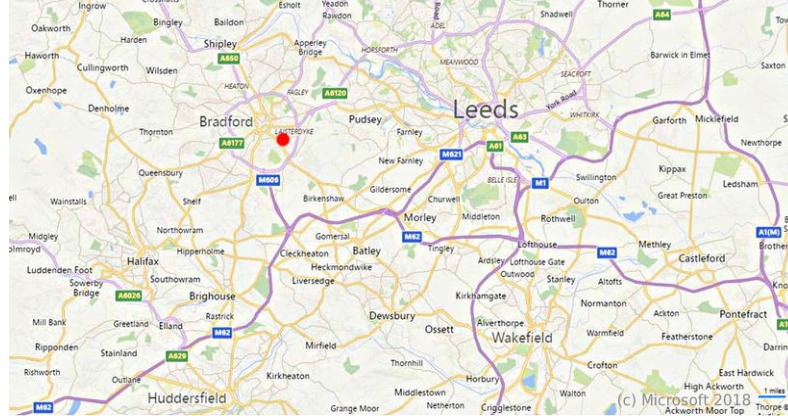
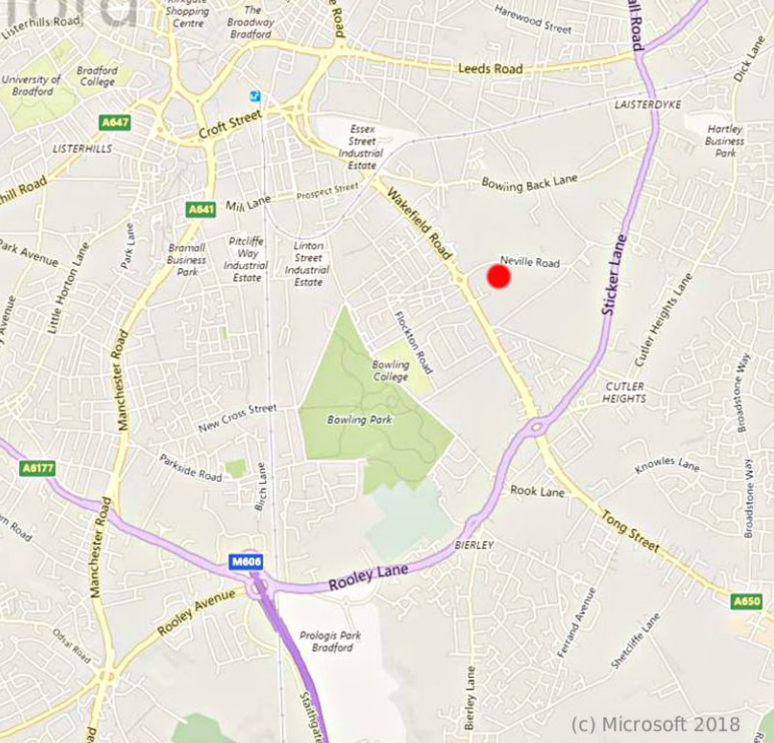
UNIT 2 ROWAN TRADE PARK

Neville Road, Bradford, BD4 8TQ



- Established trade counter location with occupiers such as Newey & Eyre, Hire Station, Yesss Electrical, CEF and Toolstation nearby
- Excellent access to Bradford City Centre and M606 Motorway
- Secure estate with sliding entrance gate, flood lighting and CCTV
- Loading via a motorized sectional shutter door

WORKSHOP / INDUSTRIAL UNITS
3,302 sq ft (307 sq m)



TRAVEL DISTANCE

	Miles	Mins	
City Centre	1.6	6	Car
M606	2	5	Car
M62	4	8	Car
Leeds	11	21	Car

Source: theAA.com

ROWAN TRADE PARK

Neville Road, Bradford, West Yorkshire



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. Unit 2 is located at the entrance to the park next to Newey and Eyre.

SPECIFICATION

- 37.5 Kn/sq m floor loading
- 4m to underside of steelwork haunch
- Motorized sectional loading door
- Gas fired warm air space heating
- 3 phase electricity
- Fenced site with automatic gates
- Estate CCTV system

EPC

Unit 2 has an EPC rating of D78. Full copies available on request

LOCATION

Rowan Trade Park is situated in a prominent position off the main A650 Wakefield Road that links the Bradford Ring Road to the M606 and on the M62. The Wakefield Road area is an established trade location with CEF, Yesss Electrical, Newey and Eyre, Screwfix and Toolstation all nearby.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

VIEWING / FURTHER INFO

Please contact the Agents to view



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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