

TO LET



1,695 - 3,302 SQ FT

TRADE COUNTER/INDUSTRIAL UNITS

ROWAN TRADE PARK

NEVILLE ROAD | BRADFORD | WEST YORKSHIRE | BD4 8TQ

 **www.rowantradepark.co.uk**



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK

DESCRIPTION

Rowan Trade Park is a modern, high-quality industrial and trade counter development extending to 32,910 sq ft across four blocks. Units range from 1,695 sq ft to 3,302 sq ft, with the flexibility to combine adjoining units (subject to availability), providing adaptable accommodation for a wide range of occupiers.

Built to a high specification, the units offer 4-metre clear internal heights, durable construction and generous circulation and parking within a secure, landscaped environment. The estate also benefits from automated access gates and a remotely monitored CCTV system, providing a safe and efficient base for business operations.



KEY FEATURES



**Good
Transport Links**



**Established
Business Area**



**Convenient
Local Amenities**



SITE PLAN

For current availability please visit the dedicated website

www.rowantradepark.co.uk





LOCATION

Rowan Trade Park occupies a prominent position on the A650 Wakefield Road, one of Bradford's principal arterial routes. The estate offers excellent connectivity, with direct access to the Bradford Ring Road, the M606, and the wider M62 motorway network, placing both Bradford city centre and Leeds within easy reach.

Located just 1 mile south of Bradford city centre and 8 miles east of Leeds, the estate is ideally positioned to serve the wider West Yorkshire market. Occupiers also benefit from a wide range of nearby amenities, including shops, cafés, restaurants and business services along the A650, as well as the extensive retail and leisure facilities available in Bradford and Leeds.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.

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 www.rowantradepark.co.uk



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