

TO LET

2 NEW HYBRID OFFICE/INDUSTRIAL UNITS

- Occupation Q3 2021
- Located immediately off the M606
- Designated yard space
- Substantial modern office accommodation

PARK **26**



2 units of 3,638 sq ft (1,888 sq ft industrial / 1,750 sq ft office)

PARK 26 | KINGSMARK FREEWAY | BRADFORD | BD12 7HW

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DESCRIPTION/SPECIFICATION

Park 26 is a brand new development on the established Euroway Industrial Estate. The 2 remaining hybrid units have been designed to a high specification to provide;

- Substantial modern office accommodation at first floor
- Electrically operated roller shutter doors
- Designated yard and car parking for each unit
- Significant ground floor workshop/warehouse accommodation
- On site electric vehicle charging points
- Highly prominent roadside signage
- Opportunity to secure yard area

LOCATION

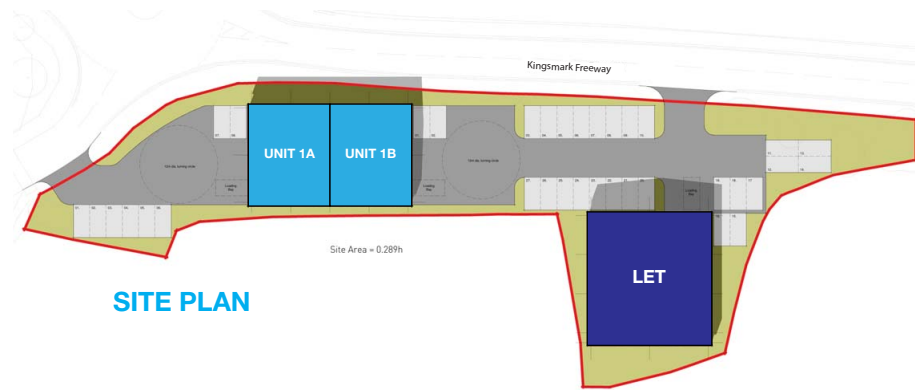
The property is situated on the Euroway Industrial Estate, which is Bradford's most popular industrial area and one of the prime industrial locations in Yorkshire. The property is immediately accessible at Junction 2 of the M606 Motorway which provides direct access onto the M62 motorway at Junction 26, just 1.5 miles to the south. Bradford City Centre lies just over 4 miles to the north and Leeds City Centre is circa 10 miles to the east.



ACCOMMODATION

Unit 1A	Size (sq m)	Size (sq ft)
Ground Floor	175.40	1,888
First Floor	164.10	1,767
Total	339.50	3,655

Unit 1B	Size (sq m)	Size (sq ft)
Ground Floor	175.40	1,888
First Floor	162.50	1,750
Total	337.90	3,638



SITE PLAN

FURTHER INFORMATION

For further information please contact the sole letting agents:

Andrew Gent –
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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Gent Visick, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. October 2020.

TENURE

The units are available by way of new FRI leases for a term to be agreed.

Rent on application.