


# TO LET

Park Works, Hare Park Lane, Liversage, West Yorkshire, WF15 8ER

**13,612 Sq Ft (1,264.55 Sq M) on a site of 1.82 acres**

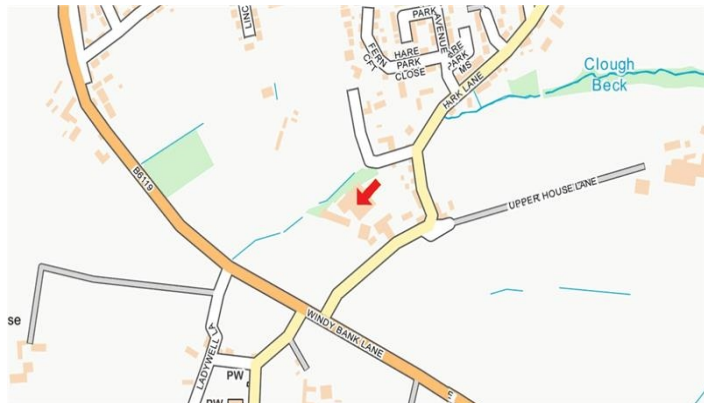
## Large Secure Site with Workshop/Office Accommodation

- Superb access to J25 of the M62•
- Concrete yard extending to 0.4 acres
- Fully secure site with low site density
- Well maintained workshop accommodation
- Ancillary offices with trade counter/showroom

 0113 245 6000

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## Location

Located approximately 2 miles from Junction 25 and 3 miles from Junction 26 of the M62 Motorway which provides direct access to both Leeds and Manchester. Bradford is a short 20 minute drive away via the M606. The property is situated on Hare Park Lane which is accessed immediately off Windy Bank Lane (B6119).

## Description

The property comprises an industrial / warehouse facility which benefits from the following specification;-

- Superb access to J25 of the M62 and wider motorway network
- Concrete yard extending to 1.5 acres
- Additional covered store of 16,812 sq ft
- Fully secure site with low site density
- Well maintained workshop accommodation
- Ancillary offices with trade counter/showroom

## Accommodation

Accommodation	Sq. m	Sq. ft
Workshop 1	252.21	2,715
Workshop 2	433.72	4,668
Workshop 3	216.45	2,330
Ground Floor Office / Showroom	237.38	2,555
First Floor Office / Showroom	124.84	1,344
<b>Total</b>	<b>1,264.60</b>	<b>13,612</b>
Covered Storage Area	1,561.89	16,812

## Terms

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

Rent on application.

## EPC

A copy of the EPC certificates and reports are available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob  
0113 285 5984

jonathan.jacob@gentvisick.com

Paul Mack  
0113 285 5981  
paul.mack@gentvisick.com

☎ 0113 245 6000

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