

UNIT 10

Kingsmark Freeway, Bradford, BD12 7HW



Key Highlights

- 23,689 sq ft
- Eaves height of 8.4m
- Loading via 2 electric ground level doors
- Superb access to M606, M62 and Bradford City Centre
- Large secure yard with 40 parking spaces
- High quality ancillary offices

Description

This modern, detached warehouse/industrial unit totals 23,689 sq ft (2,200.78 sq m) and includes high-quality office accommodation across two floors. Key features include:

- Eaves height of 8.43 metres
- Secure yard with space for 40 vehicles
- Two electric ground-level loading doors
- Well-appointed office spaces on ground and first floors
- Prime industrial specification suitable for a wide range of operations

Unit 10 is ideal for occupiers seeking high-spec logistics, manufacturing, or storage space within a thriving industrial hub.

Location

Strategically positioned on the highly sought-after Euroway Industrial Estate, Unit 10 offers excellent connectivity. The estate lies just off Junction 2 of the M606, linking directly to Bradford's Outer Ring Road (A6177) and Junction 26 of the M62, providing rapid access to the wider motorway network and surrounding cities.

The estate is home to leading occupiers such as M&S, B&Q, Jet2, Expect Distribution, and NG Bailey. Additionally, Low Moor train station is conveniently located approximately 200 metres from the property, offering further transport flexibility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	20,301	1,886.02
Ground - Office	1,694	157.38
1st - Office	1,694	157.38
Total	23,689	2,200.78

EPC

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

Legal Costs

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

Business Rates

Rateable value: £120,000

Contact

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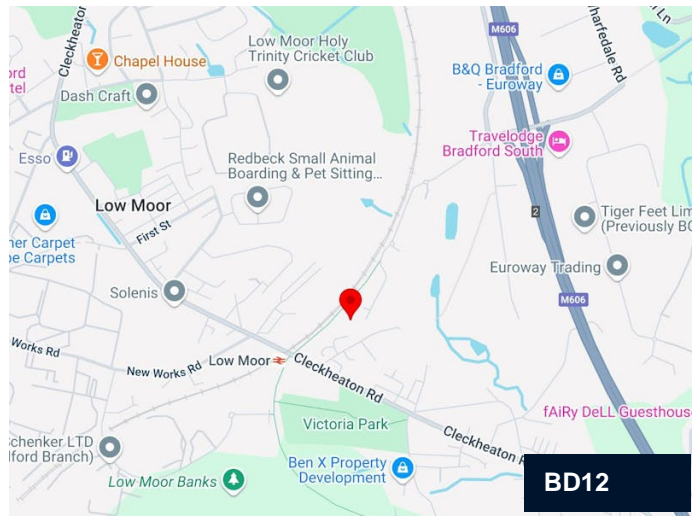
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