



## Unit 2 Heyford Court

Hillam Road, Bradford, BD2 1QJ

### **PROMINENT INDUSTRIAL UNIT TO LET**

**15,915 sq ft**  
(1,478.55 sq m)

- Good Location
- Eaves height up to 8m
- Secure self contained gated yard
- Strong power supply
- Generous parking with EV charging



# Unit 2 Heyford Court, Hillam Road, Bradford, BD2 1QJ

## Summary

<b>Available Size</b>	15,915 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Location

The property is located approximately 1 mile to the north of Bradford City Centre in Heyford Court, a cul-de-sac development on Hillam Road which is situated off the principal arterial route northwards out of the City Centre of Canal Road (A6037).

## Description

The property comprises two adjoining industrial units of steel portal frame construction with concrete floors and profile sheet cladding walls, with Bay 1 benefitting from a pitched profile sheet roof and a large office to the front, and Bay 2 featuring an insulated metal profile sheet roof with approximately 10% roof light coverage.

The property benefits from the following:

- Bay 1 eaves: 4.8m | Bay 2 eaves: 8m
- Gas blower heating
- 3-phase electricity and LED lighting throughout
- Electric ground-level loading doors with loading canopies
- Open-plan offices over GF/FF with meeting rooms, WCs and staff canteen
- Secure yard with electric gates
- Concrete loading area
- 27 parking spaces plus motorcycle and bicycle storage
- EV charging

## Terms

Unit 2 Heyford Court will be available by way of a new repairing and insuring lease for a term of years to be negotiated.

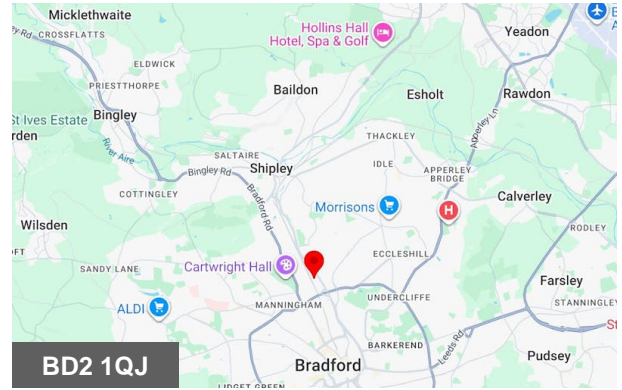
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	8,746	812.53	Available
Unit - Office & Facilities	3,522	327.20	Available
Unit - Warehouse 2	3,617	336.03	Available
<b>Total</b>	<b>15,885</b>	<b>1,475.76</b>	

## Viewings

Viewings are available, strictly by appointment only.



## Viewing & Further Information



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