

**SUPERB REFURBISHED TRADE COUNTER UNIT**

**TO LET**



**UNIT B, WAKEFIELD ROAD TRADE PARK, WAKEFIELD ROAD, BRADFORD  
BD4 7RW**

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**BTG  
Eddisons**

# Unit B, Wakefield Road Trade Park

Wakefield Road, Bradford, BD4 7RW



Tenure

To Let



Property Type

Trade Counter



Rental

Upon application



Size

948.05 sq m (10,201 sq ft)



Location

Bradford, BD4 7RW



Property ID

731.4642a (1232648)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**

**Director**

[matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

01274 734101

**HARVEY BLAND**

**Graduate Surveyor**

[harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)

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## Property

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The property comprises a single storey part brick part metal sheet clad trade counter being steel portal frame and under a pitched roof. The eaves height is c. 2.4 meters.

The premises benefits from a spacious open plan space with LED lighting, concrete flooring throughout as well as partitioned off staff/WC facilities.

The property is suitable for a variety of uses (subject to planning consent).

The estate provides excellent ample parking.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	948.05	10,201

## Energy Performance Certificate

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The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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**Description:** Retail Warehouse and Premises  
**Rateable value:** £47,500

## Terms

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rental

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**Upon application.**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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Rental are exclusive of VAT if chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Wakefield Road Trade Park is strategically located adjacent to Wakefield Road (A650) which is one of the major arterial routes into Bradford city centre.

The tenants on the estate include established national operators such as Screwfix, National Lighting and Angling Direct.

The trade counter also offers busy main road side visibility. The M606 is less than 2 miles south of the property which provides excellent access across the UK and feeds directly into the M62 motorway.







