



Aylesham Industrial Estate, Brighouse Road, Bradford BD12 0NQ

TO LET

Fully Refurbished Industrial /
Warehouse Units

4,966 - 26,045 Sq Ft
(461 - 2,420 Sq M)

DESCRIPTION

Refurbished industrial warehouse units on a multi let industrial estate comprising a total of nine units. The properties are of steel portal frame construction, with brick, block, and profile metal clad. The units will comprise LED lighting and brand new roofs installed. Externally, the units benefit from a shared loading yard, and a gated entrance.

Unit 7 - 461.35 sq m (4,966 sq ft)
Unit 2 - 490.61 sq m (5,281 sq ft)
Unit 8/9 - 1,467.68 sq m (15,798 sq ft)

- ✓ Maximum eaves height of 6.3m
- ✓ Access via ground level loading doors
- ✓ Ancillary office accommodation
- ✓ To be fully refurbished
- ✓ Secure gated estate
- ✓ Circa 1.75 miles from Junction 26 of the M62 Motorway



LOCATION

The units form part of Aylesham Industrial Estate, an established and popular industrial location on the outskirts of Bradford. The property has excellent transport links and is located circa 1 mile from Junction 2 of the M606 which in turn provides access to J26 of the M62 circa 1.75 miles away.

ACCOMMODATION

Gross Internal Areas	sq m	sq ft
Unit 7	461.35	4,966
Unit 2	490.61	5,281
Unit 8/9	1,467.68	15,798
Total	2419.64	26,045

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

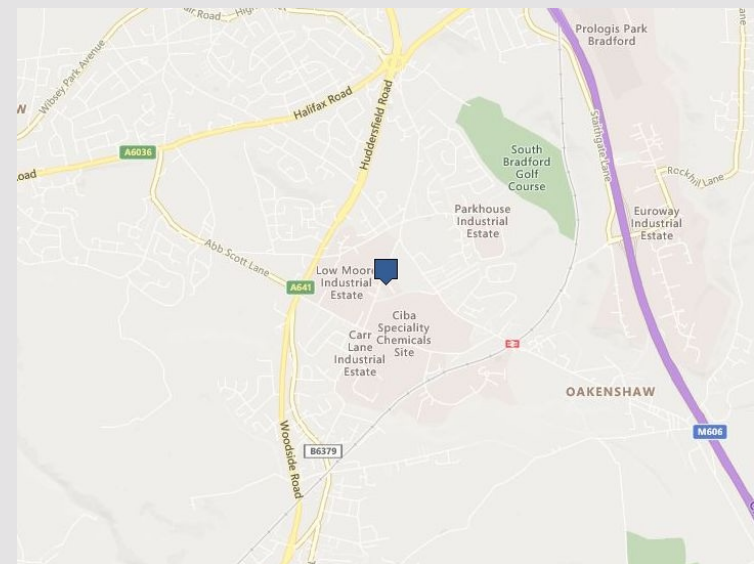
Rateable Value : units are to be re-assessed.

TERMS

Units are available by way of new FRI leases. Rent available on application.

EPC

To be reassessed following completion of refurbishment works.



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Regulated by RICS 19-Aug-2025

VIEWING & FURTHER INFORMATION

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