

TO LET - UNIT 3 MILLERSDALE CLOSE

# TRADE COUNTER / INDUSTRIAL UNIT

15,991 sq ft (1,485.53 sq m)

# EUROWAY INDUSTRIAL ESTATE

Bradford, BD4 6RX

- Good access to the M606 and M62 motorways - Office accommodation - Loading & parking area - 6.1m Eaves height



## DESCRIPTION

Unit 3 is constructed on a steel portal frame with part brick and profiled metal sheet clad elevations and benefiting from an eaves height of 6.1m (20ft) and loading by way of 2 ground level loading doors. Built out of the unit are 2 storey office and staff facilities. The property benefits from a parking area to the front and a separate concrete loading yard to the rear.

## SPECIFICATION

The property benefits from the following;

- 6.1m eaves height
- 2 storey office accommodation
- Loading via 2 ground level doors
- Separate loading yard and car parking area

## ACCOMMODATION

This unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th Edition).

	sq ft	sq m
WAREHOUSE	14,397	1,377.53
GF OFFICES	797	74
FF OFFICES	797	74
<b>TOTAL</b>	<b>15,991</b>	<b>1,485.53</b>

## TERMS

The unit is available by way of a new full repairing and insuring lease. Further information on terms and quoting rent is available on application.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and has an EPC Rating of C-69.

## RATEABLE VALUE

£70,500



## LOCATION

The Euroway Industrial Estate has excellent transport links with its location just off the M606, it is just 1 mile north of the M62 motorway and 2.5 miles south of Bradford City Centre.



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