

TO LET



**BOWLING BACK LANE INDUSTRIAL ESTATE
BRADFORD**

LARGE TRADE COUNTER UNIT

7,169 sq ft (666 sq m)



DIRECT MAIN ROAD ACCESS AND VISIBILITY

EASY ACCESS TO :

- Bradford Outer Ring Road (A6177)
- Leeds Outer Ring Road (A6110)
- City Centre **0.5** Mile



M606 - 2.5 Miles

M62 - 5 Miles

M1 - 15 Miles



BOWLING BACK LANE INDUSTRIAL ESTATE BRADFORD

LOCATION

The premises are prominently situated just off the A650 Wakefield Road on Bowling Back Lane, in an excellent location to provide convenient access to Bradford City Centre and in turn the M606 & M62 Motorways.

Nearby occupiers include: **City Electrical Factors**
Remploy
Norweb Telecom
ARCO

DESCRIPTION

This modern Trade Counter Unit has been constructed with the benefit of:

- **6 Mtr to Eaves**
- **All main services**
- **17 Car Parking Spaces**
- **Lighting**
- **Palladine Fencing**
- **Electric Gate**
- **Toilet Facilities**
- **Large Yard**

TERMS

The unit is available on full repairing and insuring terms for a minimum of six years with three yearly rent reviews. For further details contact the joint letting agents

RENT

Upon application.

LEGAL COSTS

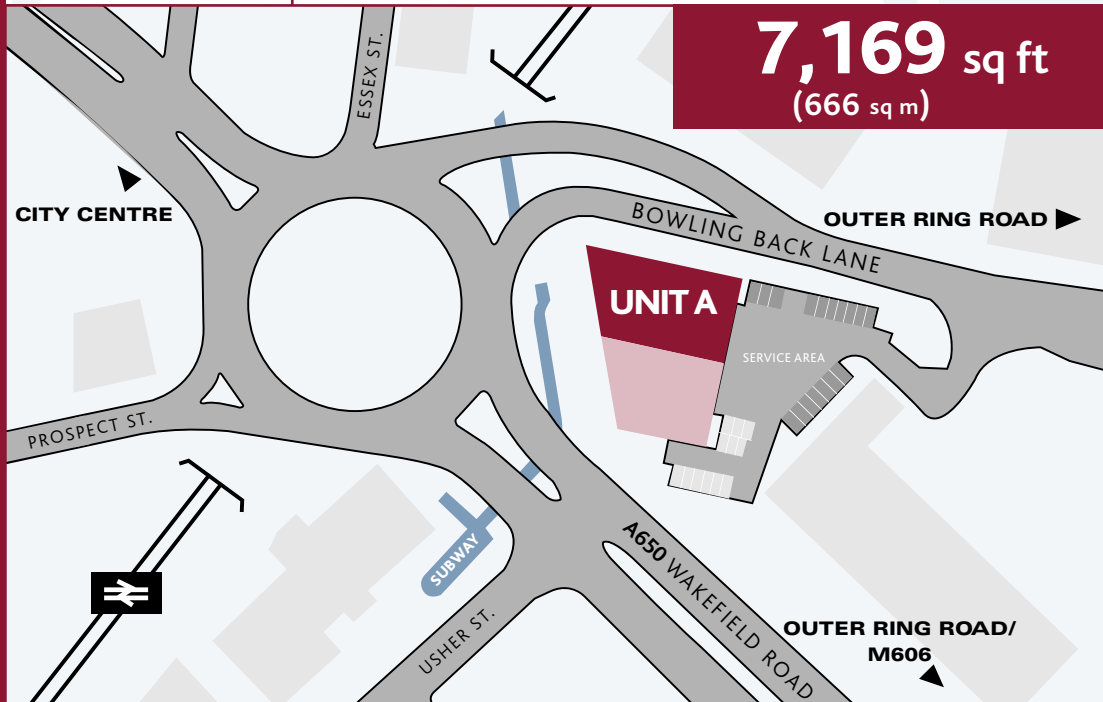
Ingoing tenants will be responsible for the landlords legal costs in the transaction.

VAT

Rents will be subject to VAT at the prevailing rate.

VIEWING

By prior appointment with the joint letting agents.



7,169 sq ft
(666 sq m)

01274 734101

Eddisons

www.eddisons.com

Walker Singleton

Commercial Property Consultants

01422 430000

walkersingleton.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Eddisons and Walker Singleton on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Eddisons or Walker Singleton has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2006.



Designed and produced by Anderson Advertising and Marketing T. 0113 281 8431



Marrtree Limited

Property Development