



leftfield
Bradford

AVAILABLE IMMEDIATELY

 CLICK HERE



TO LET - UNIT C

**BRAND NEW INDUSTRIAL/
WAREHOUSE UNIT**

52,572 sq ft (4,884 sq m)

SAT NAV: BD3 7DX

OVERVIEW

Leftfield Bradford is in Bradford's newest industrial location which benefits from direct access to the A6177 Ring Road, and the M606 just 4 miles away.

The final phase of development includes two brand new units that have been built to the highest specification. Only Unit C remains totalling 52,572 sq ft and is available for immediate occupation.

NEARBY OCCUPIERS



MARSYLKA

optimummedical®



WITHIN 10 MILES
POPULATION OF **1,500,000**
OF WHICH **65% ARE WORKING AGE**
SKILLED WORKFORCE OF 143,000



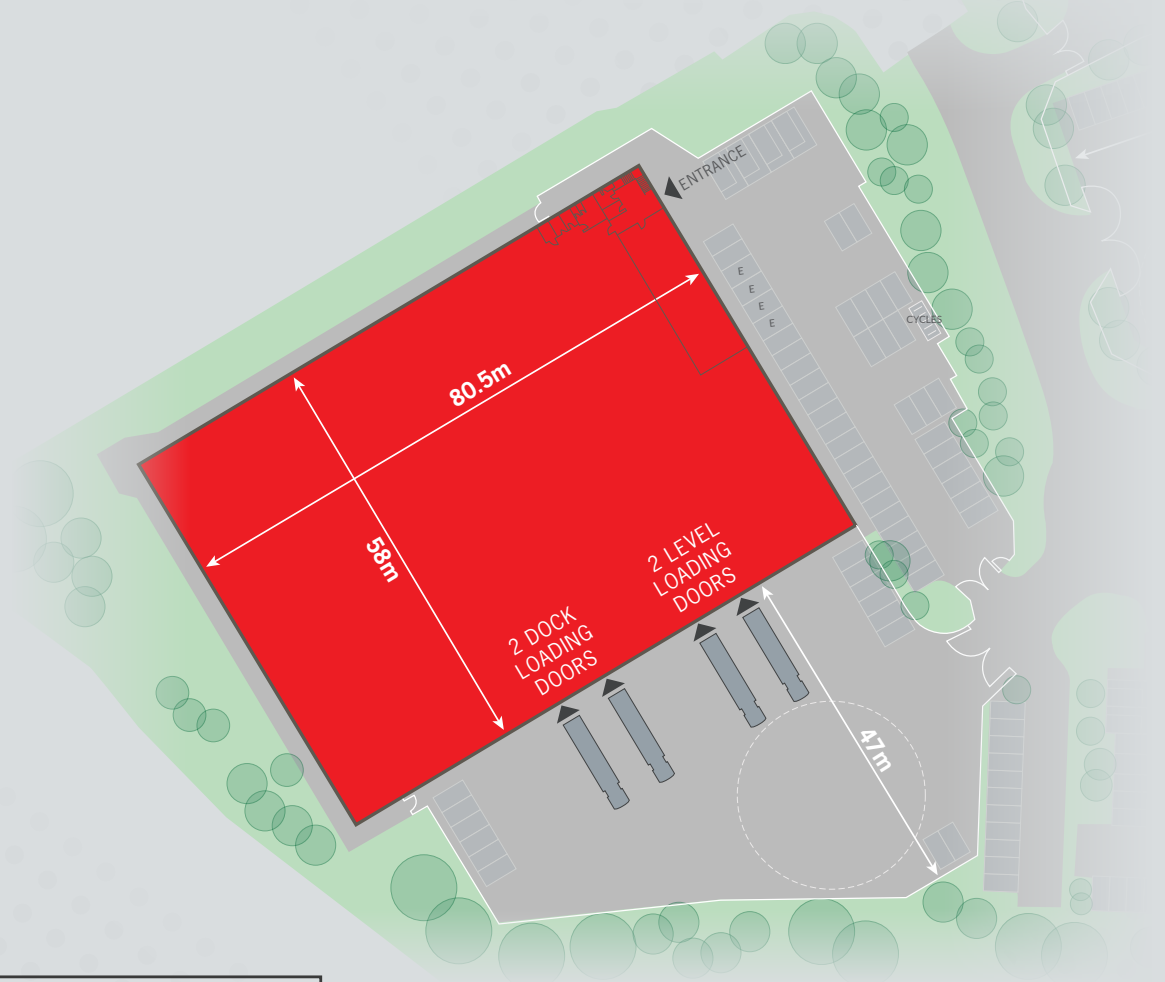
AVERAGE ANNUAL **MANUFACTURING**
OPERATIVE SALARY £26,500
AVERAGE ANNUAL **WAREHOUSE**
OPERATIVE SALARY £20,000
10 % LESS THAN NATIONAL AVERAGE



MANUFACTURING REPRESENTS
10% OF TOTAL EMPLOYMENT
IN THE REGION COMPARED WITH
8% NATIONALLY

UNIT C ACCOMMODATION

FLOOR	DESCRIPTION	GIA SQ FT	GIA SQ M
First	Office	2,313	214.9
Ground	Warehouse	49,357	4,585.4
	Reception & Welfare	902	83.8
Ground Floor Total		50,259	4,669.2
OVERALL TOTAL		52,572	4,884.1



SPECIFICATION



10m Clear to Underside of Haunch



2 Dock Level Loading Doors



2 Ground Level Loading Doors



300 KVA



Floor Loading 50kN/m²



70 Car Parking Spaces



EPC Rated A



BREEAM 'Very Good'



4 EV Charging Spaces

LOCATION

Leftfield Bradford benefits from excellent communication links locally with direct access to the Leeds and Bradford ring roads via the A647 Bradford Road.

The M606 motorway is 4 miles to the South, which links to the wider regional and national motorway network.

Nearby Occupiers include Morrisons, Hovis, Woodlands, Astonish and Optimum Medical.



TERMS

The is unit available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information is available on request.

VAT

VAT is applicable.

CLICK HERE 



HARRY FULLERTON
harry.fullerton@jll.com



JOSH HOLMES
joshholmes@cartertowler.co.uk



DANIELLE RAUNJAK
danielle.raunjak@cbre.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 JLL, Carter Towler and CBRE 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 JLL, Carter Towler and CBRE 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 February 2025.