

AVAILABLE IMMEDIATELY

 **CLICK HERE**



leftfield
Bradford



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.



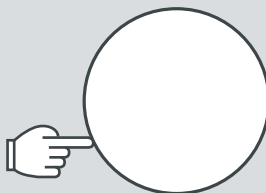
TERMS

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
07555 444 385



JOSH HOLMES
joshholmes@cartertowler.co.uk
07984 444 972



DANIELLE RAUNJAK
danielle.raunjak@cbre.com
07714 145 984

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