

Leftfield Bradford

TO LET: Unit C
Brand New Industrial / Warehouse Unit

BD3 7DX /// fresh.thing.fetch

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



Unit C

Unit A: Let

Available
Immediately

[View virtual tour](#)

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.



Available immediately



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






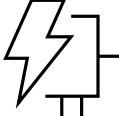
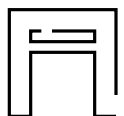
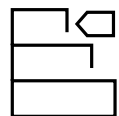


Manufacturing represents 10% of total employment in the region compared with 8% nationally

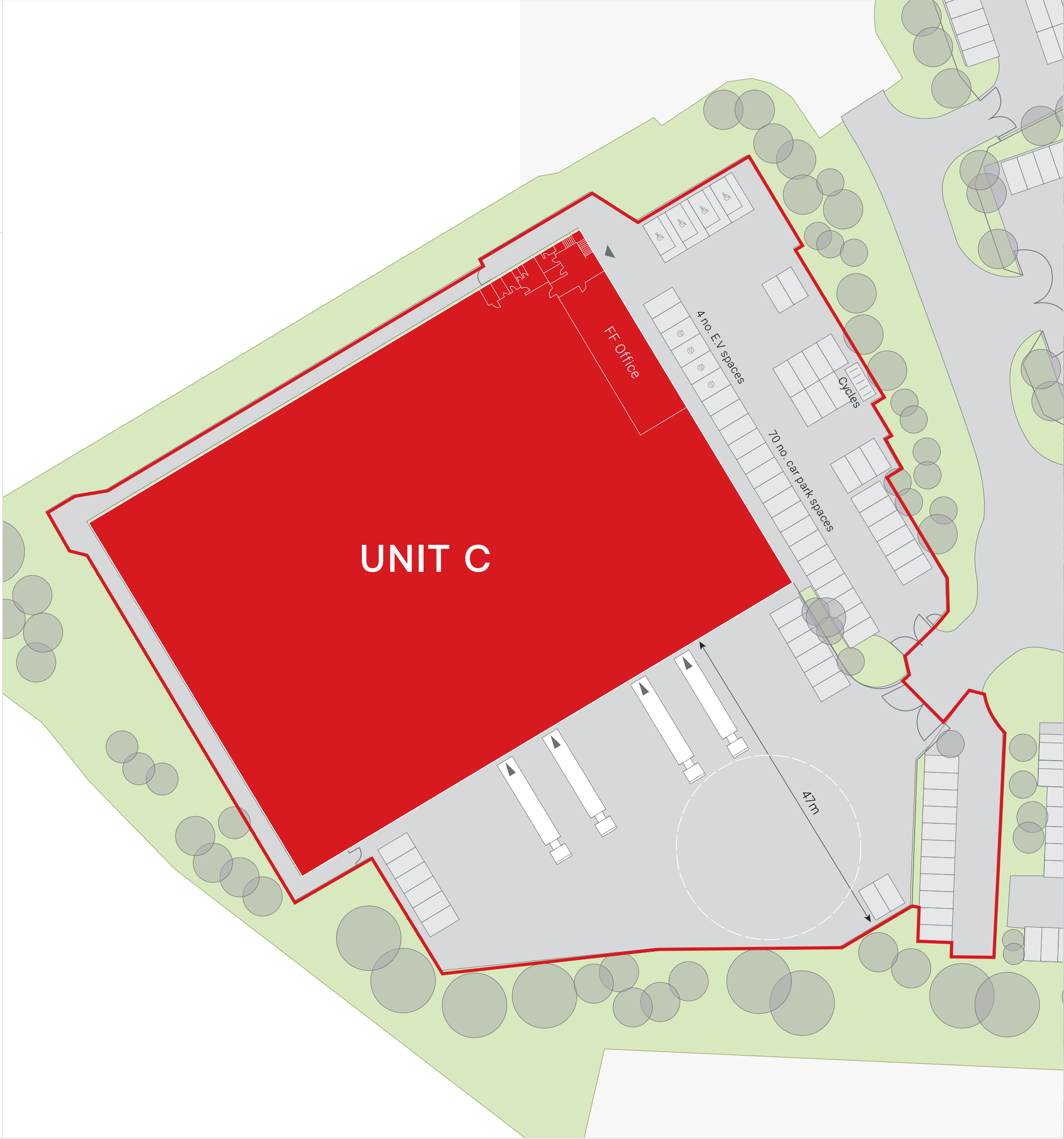


Specification

Unit C: 52,572 sq ft

Warehouse	49,357 sq ft	4,585.4 sq m
Reception & Welfare	902 sq ft	83.8 sq m
First floor office	2,313 sq ft	214.9 sq m
Total GIA	52,572 sq ft	4,884.1 sq m

-  10m clear to underside of haunch
-  70 car parking spaces inc. 4 EV chargers
-  2 dock level loading doors
-  300 kVA power provision
-  2 level access loading doors
-  EPC Rated A
-  50 kN/m² minimum flooring load
-  BREEAM 'Very Good'

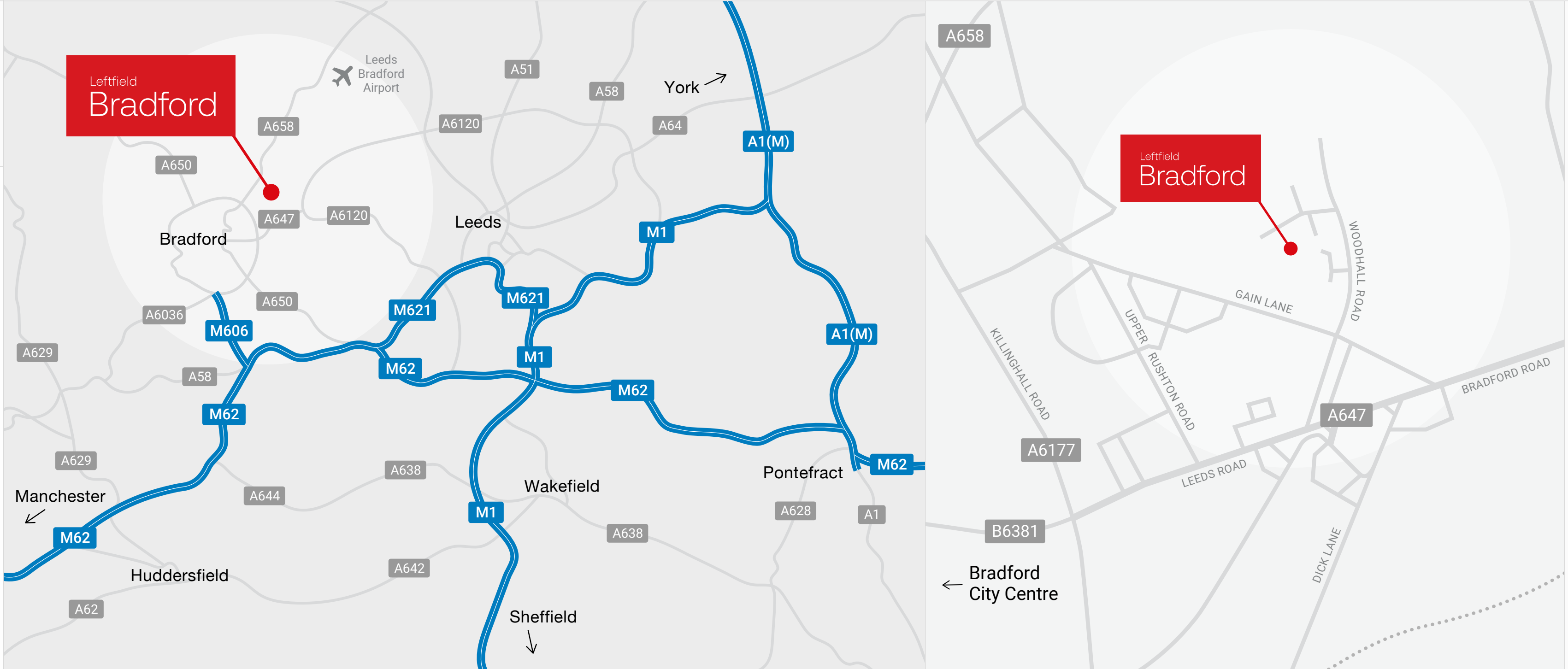


Location

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.



Nearby occupiers



Destinations	Distance	Journey
Bradford	3.7 miles	13 mins
Junction 26, M62	6.2 miles	16 mins
Leeds	7.6 miles	21 mins
Junction 45, M1	11.9 miles	27 mins
Huddersfield	16.3 miles	35 mins

Destinations	Distance	Journey
Wakefield	16.9 miles	34 mins
Junction 44, A1(M)	17.5 miles	37 mins
York	33.2 miles	1 hr
Manchester	40.5 miles	1 hr 11 mins
Sheffield	42 miles	1 hr 7 mins

Airports	Distance	Journey
Leeds Bradford	7.5 miles	19 mins
Manchester	55.4 miles	1 hr 4 mins
East Midlands	87.4 miles	1 hr 38 mins

Source: Google Maps

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.

EPC

Energy performance ratings of A.

Contact

For more information please contact one of our representative agents:



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