

SUPERB DETACHED MODERN INDUSTRIAL PREMISES

DUE TO RELOCATION

TO LET (MAY SELL)



Unit 2, Chase Way, Bradford

BD5 8SW

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UNIT 2, CHASE WAY

Bradford, BD5 8SW



Tenure

To Let (May Sell)



Property Type

Industrial



Rental/Price

On Application



Size

2,518.76sq m (27,112 sq ft) on
an overall site of 0.91 Hectares
(2.24 Acres)



Location

Bradford, BD5 8SW



Property ID

731.4588a (1225544)

For Viewing & All Other Enquiries Please Contact:

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Director

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Director

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Property

The property comprises a detached modern single storey industrial unit being part brick and part metal sheet clad under a pitch profiled metal sheet roof incorporating translucent roof lights. Eaves height 6.5m. Concrete flooring throughout with drive in and tailboard access/loading via two roller shutters. Partitioned out are staff/ WC facilities.

Externally, the property benefits from superb car park and yard facilities occupying an overall site of approximately 2.24 acres.

Area	m ²	ft ²
Industrial/warehouse unit	2,326.64	25,044
First floor offices	96.06	1,034
Ground floor offices	96.06	1,034
Total approx. GIA	2,518.76	27,112

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **B**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rateable Value

The property will require reassessment upon occupation.

Terms

The property is available to let by way of a new Full Repairing and Insuring lease, on terms to be agreed.

Alternatively, our client may consider selling the freehold with full vacant possession.

Rental/Price

Rental/Price upon application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [tenants/purchasers] prior to instruction of solicitors.

Location

The property is superbly located on Chase Way, just off Mayo Avenue/Rooley Lane (A6177) at the head of the M606 providing immediate access to the national motorway network with J26 of the M62 just to the south.

Bradford city centre is 2 miles to the north and Leeds 11 miles to the east.









