

Unit 7, City Link Business Park, Phoenix Way, Bradford

Modern Industrial / Warehouse Unit

- 9,100 Sq. Ft 845.41 Sq. M
- Two miles from Bradford City Centre, 7 miles to junction 26 of the M62
12 miles to junction 47 of the M1
- Established industrial estate
- Excellent loading/unloading facilities
- Demised car park
- Eaves Height 20 Ft.

TO LET



Unit 7,City link Business Park,Phoenix Way,Bradford

Location

The subject property is situated approx two miles to the east of Bradford City Centre and 12 miles to the west of Leeds City Centre,the subject unit is situated off Dick Lane which joins the outer ring road(A6177)thus giving access to the national road network,the M606 and,therefore,the national motorway network by junction 26 of the M62,and 12 miels due west of junction 47 of the M1.

Description

The subject unit is constructed from steel portal frame with brickwork to circa 2m high,above this height,the walls and roof of the unit is clad with lined plastic coated metal profile sheeting.The roof are fully lined and lit and have eaves heights of about 6.3m(circa 20 ft).The office accommodation is of good standard and has aluminium frame PVC coated double glazed windows and includes recessed lighting and partitioned wall systems.The unit benefit from tarmacadam car parking and concrete loading areas,the unit is accessed via two roller shutter doors both doors are 4.5m wide and 4.8m high(circa 15 ft).

Accommodation

	Sq. ft.	Sq. M
Industrial/Warehouse	9,100	845.41

Lease terms

Flexible lease terms are available on application

Viewing

Internal inspections may be arranged at short notice by appointment.Please call Barbara Sullivan at Pall Mall Investments on 0208-986-7221

Misrepresentation Act: This card and the descriptions and measurements on it do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All offices and services are offered subject to availability.



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