

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**  
**FRIARS BUSINESS PARK,**  
**BRADFORD, BD10 8SZ**

**UNIT 8**

**24,518 SQ FT**

GET IN TOUCH

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@awsltd.co.uk](mailto:nick@awsltd.co.uk)**



# DETAILS

## LOCATION

The Friars Business Park is located in Idle, to the north of Bradford with excellent access to City Centre and main arterial routes there from and is in an excellent location to serve both the Bradford and Leeds conurbations.

## DESCRIPTION

The subject property consists of a single span industrial/warehouse unit of steel portal frame construction, under a pitched roof, with a mix of brick profile metal elevations and a concrete floor.

The property has the following basic specification: -

- 9.8 m eaves height
- 4 ground level loading doors
- large secure yard area
- lighting to warehouse
- integral office accommodation with welfare facilities
- external floodlighting

## TERMS

Leasehold on a full repairing and insuring basis. Please call for further details.

## VIEWING

Strictly by appointment with , AWS Ltd, Nick Arundel, 01132351362 or our joint Agent, Avison Young.

**SUBJECT TO CONTRACT**

## ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
<b>Warehouse</b>	<b>20,883</b>	<b>1,940</b>
<b>Lower level storage</b>	<b>1,823</b>	<b>169.4</b>
<b>Office</b>	<b>1,823</b>	<b>169.4</b>
<b><u>TOTAL</u></b>	<b><u>24,528</u></b>	<b><u>2,278.8</u></b>



# MISREPRESENTATION ACT

## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Jan 2025

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

