

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET
FRIARS BUSINESS PARK,
BRADFORD, BD10 8SX

UNIT 8

24,518 SQ FT

GET IN TOUCH

Nick Arundel

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



MISREPRESENTATION ACT

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

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



