



**BD6 2NE**  
Royds Hall Lane, Bradford

Unit 6 Bulmer & Lumb

# NEWLY REFURBISHED INDUSTRIAL UNIT TO LET

Industrial, Distribution or Trade Counter

10,000 sq ft / 929 sq m

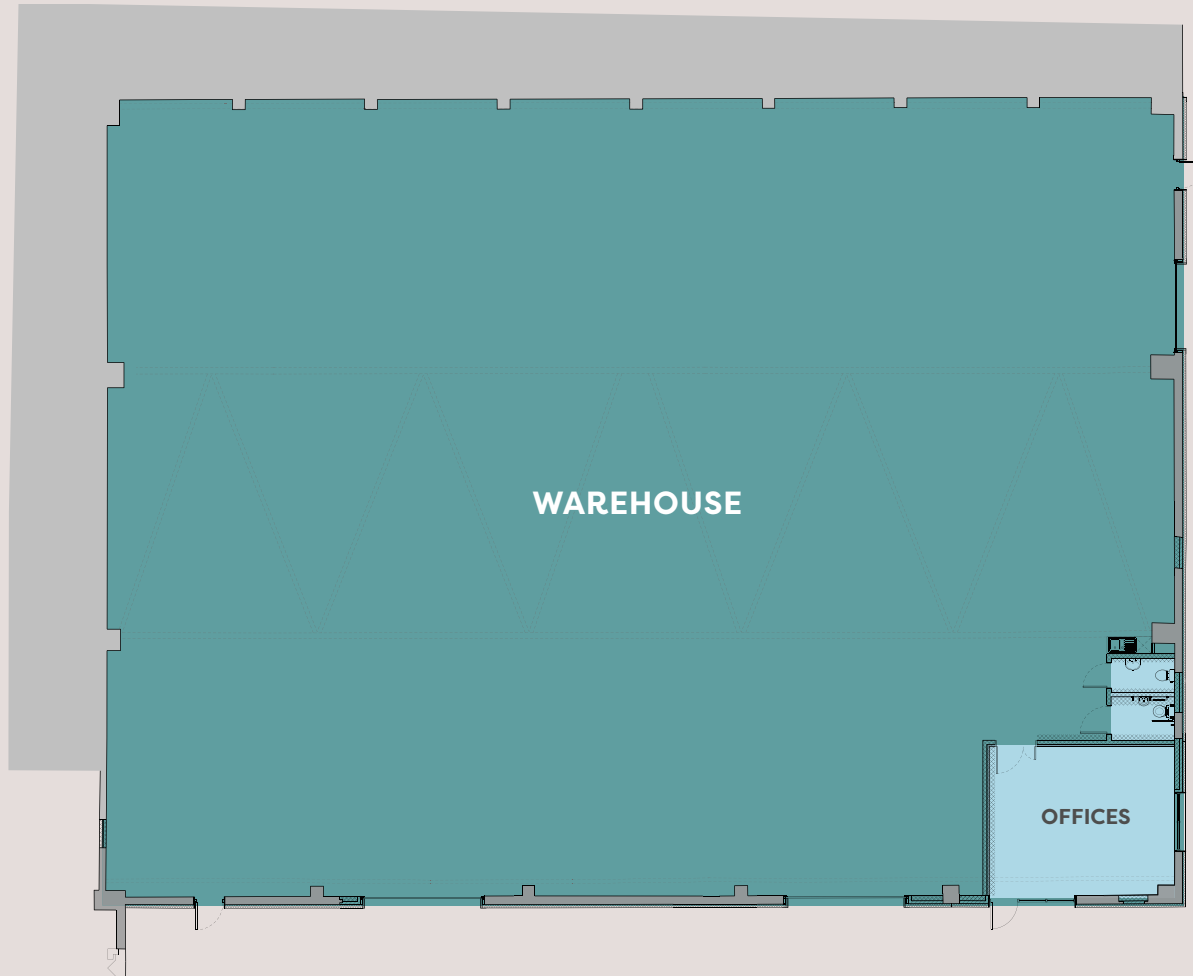




# FLOORPLAN

# UNIT 6

AVAILABLE NOW



### Specification

- Portal frame construction
- Minimum eaves height of 5m
- Insulated profile cladding
- 3-phase electricity with all other mains services available
- 2 X Full height overhead loading doors
- Approximately 5% internal office content
- Landscaped surroundings

UNIT 6	SQ FT	SQ M
Warehouse	9,500	882
Office	500	47
Total	10,000	929

 **BD6 2NE**  
Royds Hall Lane, Bradford

# A FULLY REFURBISHED 10,000 SQ FT INDUSTRIAL UNIT AT THE HEART OF A DYNAMIC & THRIVING BUSINESS COMMUNITY



AVAILABLE NOW

This scheme is one of the first on the Bulmer & Lumb estate and comprises a fully refurbished 10,000 sq ft industrial unit. It provides an exciting opportunity, to be part of a group of inspirational business spaces and dynamic community that is being developed and nurtured here.



**BD6 2NE**

Royds Hall Lane, Bradford

[Computer generated image of the refurbished unit]

# BULMER&LUMB

IDEAL GROUNDS FOR BUSINESS GROWTH

The Bulmer & Lumb estate is conveniently located on the Halifax road (A6036) just outside Bradford with excellent access to the M606/M62/M1 and the national motorway networks.

## TERMS

The units are available To Let on new FRI leases with terms to be agreed.

## EPC

An EPC is available on request.

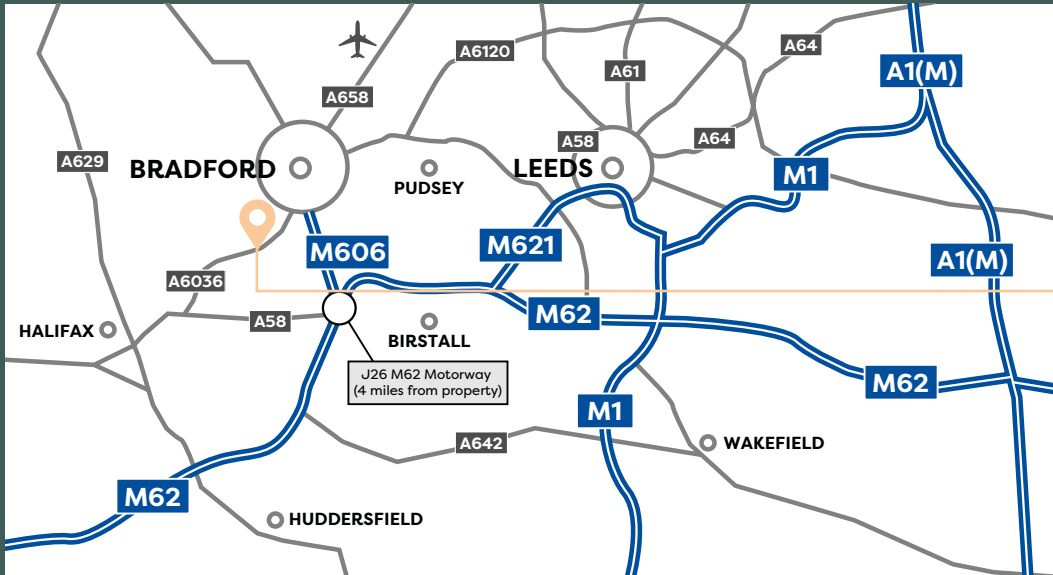
## MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering it will be necessary for an ongoing tenant to provide information necessary to complete these checks before a deal is completed.

Information required will be:

- Corporate Structure and Ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the lessee

Destination	Distance	Drive Time
Bradford	3 miles	13 mins
Halifax	5 miles	12 mins
Leeds	14 miles	25 mins
Huddersfield	14 miles	25 mins
Skipton	20 miles	40 mins
Manchester	38 miles	1 hour



All enquiries:



**Sarah-Jayne Lishman**  
 sarah-jayne.lishman@dhp.org.uk  
 T 0113 457 5551  
 M 07725 365997

**Mike Haigh**  
 mike.haigh@dhp.org.uk  
 T 0113 457 5551  
 M 07894 464060

**BD6 2NE**  
 Royds Hall Lane, Bradford

[bulmerandlumbbusinesspark.co.uk](http://bulmerandlumbbusinesspark.co.uk)

MISREPRESENTATION ACT: Dove Haigh Phillips for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Dove Haigh Phillips has any authority to make any representation or warranty whatsoever in relation to this property, October 2021.