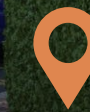


BRAND NEW UNITS AVAILABLE TO LET

Industrial, Distribution or Trade Counter

From 1,850 sq ft - 23,800 sq ft



BD6 2NE
Royds Hall Lane, Bradford

[Computer generated image of the new units]



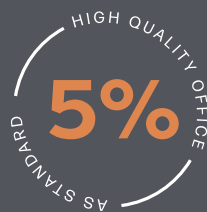
[Computer generated images of the new units]

A NEW BUILD OPPORTUNITY AT THE HEART OF A DYNAMIC & THRIVING BUSINESS COMMUNITY

This scheme is one of the first on the Bulmer & Lumb estate and comprises 4 brand new units of modern portal frame construction, ranging in size from 1,850 sq ft - 23,800 sq ft. 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.



AVAILABLE Q3 2022



BD6 2NE

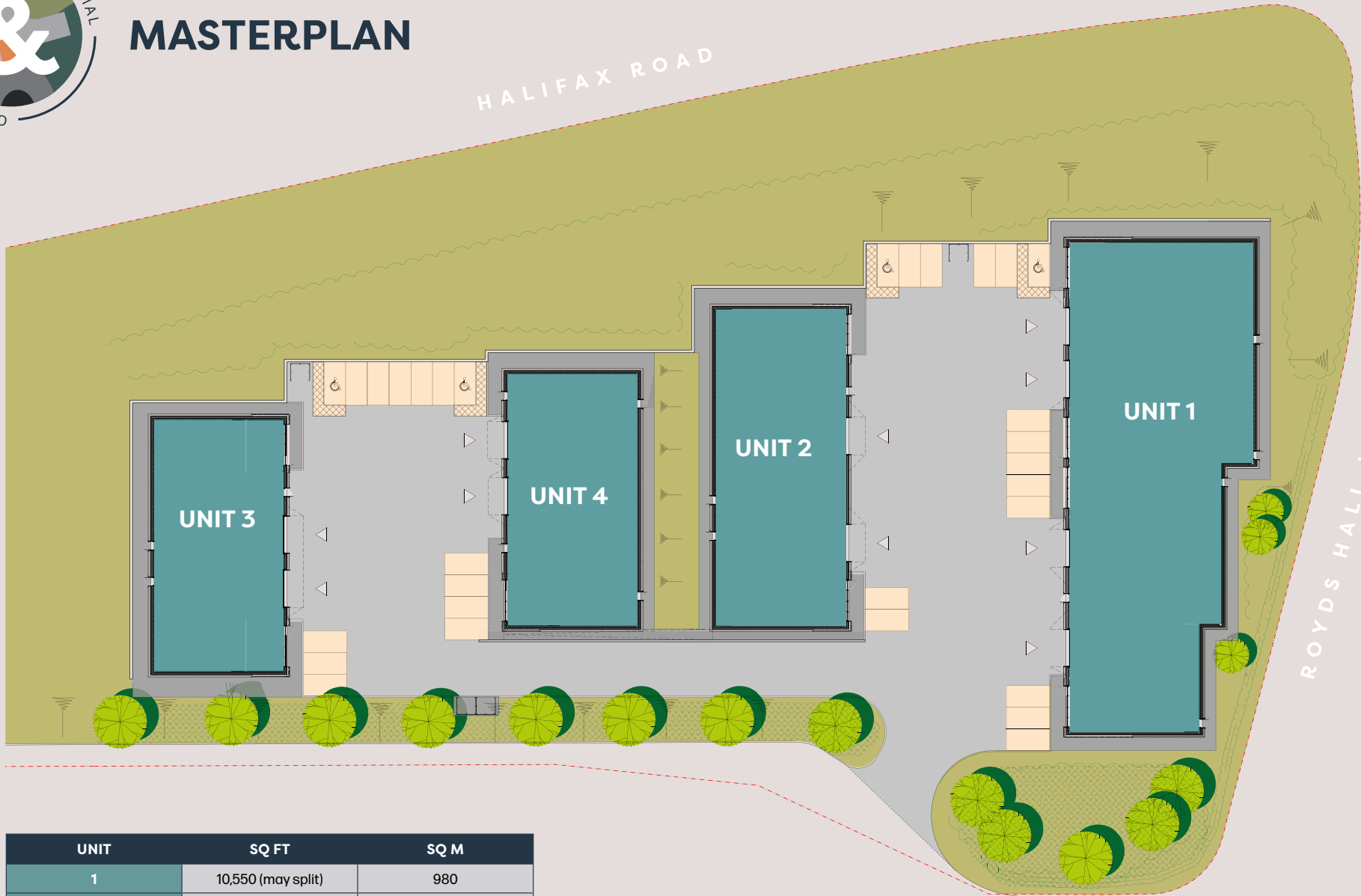
Royds Hall Lane, Bradford



MASTERPLAN

HALIFAX ROAD

ROYDS HALL LANE



UNIT	SQ FT	SQ M
1	10,550 (may split)	980
2	5,586 (may split)	519
3	4,413 (may split)	410
4	3,251 (may split)	302

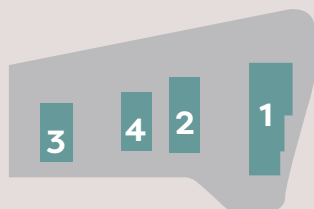
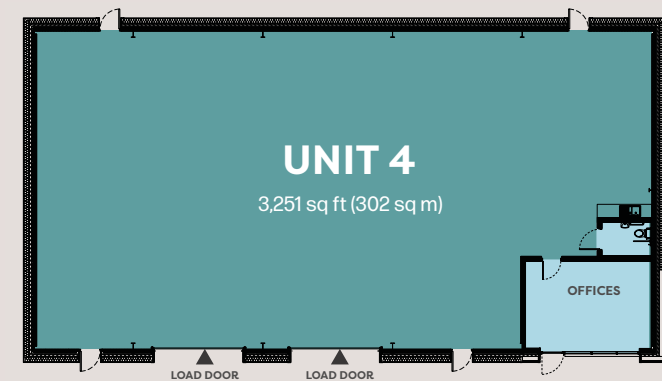
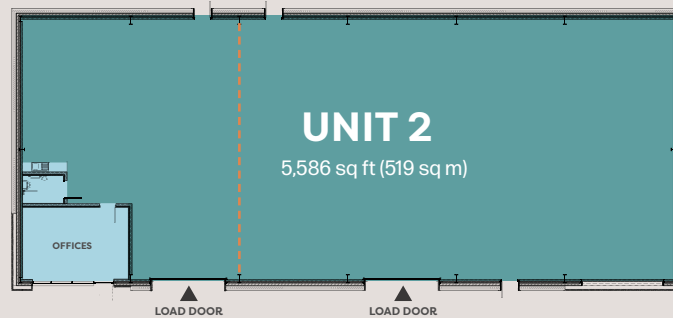
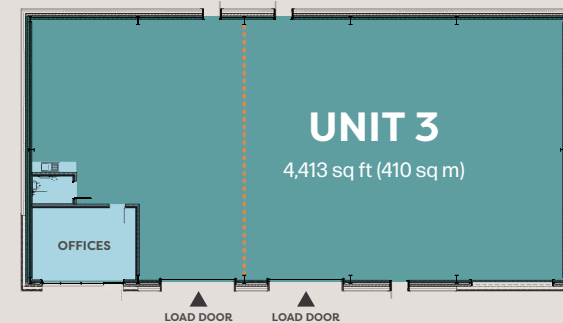
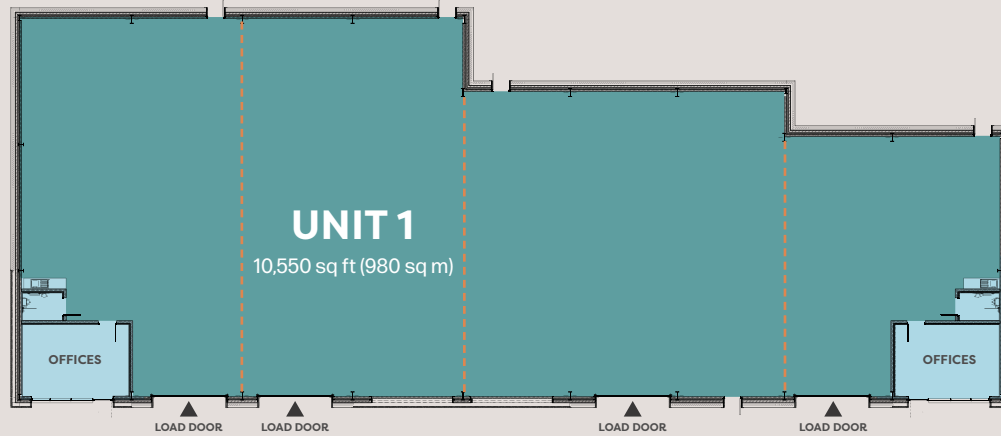
 **BD6 2NE**
Royds Hall Lane, Bradford



FLOORPLANS

UNITS 1 - 4

AVAILABLE Q3 2022



Potential Split - - - -

Specification

- Modern portal frame construction
- Minimum eaves height of 6m (7m on some units)
- Insulated profile cladding
- Full height overhead loading doors
- 3-phase electricity with all other mains services available
- Approximately 5% internal office content
- Landscaped surroundings

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

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

Target EPC rating of A.

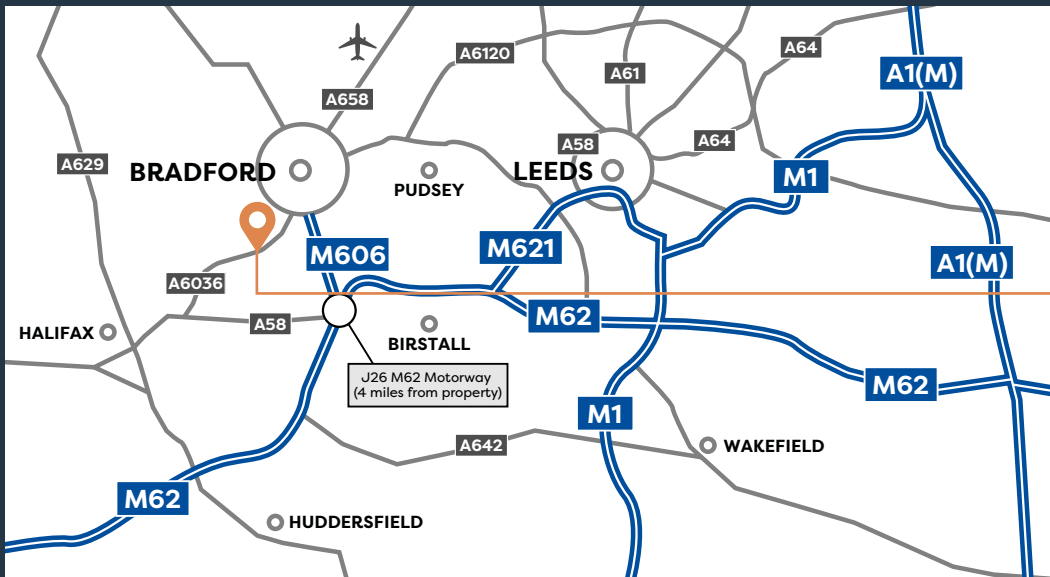
MONEY LAUNDERING

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:

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