

SECURE OPEN STORAGE LAND TO LET



23 BRADFORD ROAD, LEEDS, LS27 7HN

- 1.6 acre (0.65 hectare) site
- Established commercial location
- Fenced and gated yard
- Close to Junction 27 of the M62
- Suitable for a variety of commercial uses

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located on Bradford Road just off Wakefield Road with excellent access to Junction 27 of the M62 motorway network and is situated approximately 6.6 miles (10.6 km) south west of Leeds City Centre.

Junction 27 forms one of the principal commercial junctions of the M62 within the West Yorkshire conurbation and as such benefits from a multitude of office, industrial and retail occupiers. Overland Park and Gildersome Spur industrial estates are close by with nearby occupiers including Premier Inn, Starbucks, TNT Leeds Depot, Mercado Leeds and DHL.

Junction 27 Retail Park/Birstall Retail Park are located close by, on the southern side of the Junction with occupiers including IKEA, Next, Currys, M&S Simply Food, McDonalds, KFC, Tim Hortons, Taco Bell and Nandos

DESCRIPTION

The property comprises a part hardcore and part gravel surfaced storage yard extending to approximately **1.6 acre (0.65 hectares)**. The site benefits from perimeter palisade fencing with gated access off Bradford Road.

The building on the yard is in the process of being demolished, the lettable space will comprise a solely open plan yard.

The yard currently benefits from electricity and water.

TERMS

The property is available by way of a new full repairing and insuring lease at a rental of **£72,000 per annum exclusive**.

BUSINESS RATES

The property has not yet been assessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
July 2025

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.



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