



INTERCHANGE **26**

JUNCTION 26 M62
CLECKHEATON
BRADFORD

BD12 7EZ

UNIT THREE

AVAILABLE Q1 2023

NEW BUILD LOGISTICS / INDUSTRIAL / MANUFACTURING UNIT (B1(c), B2, B8 USE)

105,000 SQ FT (9,755 SQ M)

TO LET

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INTERCHANGE 26

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3 NEW BUILD LOGISTICS /
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105,000 SQ FT
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INTERCHANGE 26 comprises three detached new build units situated in a prominent position fronting the M606 and located within minutes of Junction 26 of the M62 and M606.

UNIT 3 is constructed to a modern specification including:



Steel portal frame construction



Haunch height of 15m



2 ground level and 8 dock loading doors



Secure gated yard



Concrete service yard



Tarmac car parking area with electric charging points



600 kVA 3 phase power supply



High quality first floor offices and amenity areas



BREEAM Very Good and a Target EPC rating A





UNIT 3

	SQ FT
Warehouse	100,000
Office	5,000
TOTAL GIA	105,000
Wide Aisle Fit Out	16,048 pallets
Narrow Aisle Fit Out	21,888 pallets

Eaves Heights	15m
Yard Depth	55m
Loading Doors	2
Dock Levellers	8
Power	600 Kva
Parking	100
EV Parking	6
BREEM	Very Good

UNIT 3 SITE PLAN

EPC

The property is targeting EPC rating of A which will be assessed on completion.

Rates

Tenants will be responsible for payment of business rates and an annual service charge.

Terms

Units are available on leasehold terms.

VAT

Figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal and surveyor's costs incurred.



INTERCHANGE 26



POST CODE:

BD12 7EZ

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Destination	Drive Time	Distance
M62 J26	2 minutes	1.0 miles
Leeds	14 minutes	10.6 miles
M1 J42	14 minutes	10.9 miles
Wakefield	24 minutes	15.6 miles
Manchester	50 minutes	35.5 miles
Sheffield	50 minutes	36.1 miles
Liverpool	79 minutes	64.5 miles
Nottingham	85 minutes	76.3 miles
Newcastle	111 minutes	103.0 miles
Birmingham	121 minutes	119.0 miles

Source: Google Maps



A development funded by:
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A Prime Position For Business

Interchange 26 benefits from an excellent motorway location within 1 mile of Junction 26 of the M62 and M606 motorways.

Interchange 26 is situated in an established industrial area which includes Euroway, Prologis Park and Low Moor Business Park comprising over 500 acres.

Nearby occupiers include M&S, P&B Foods, Expect Distribution and John Cotton Group.

BY BUS – The 268 MAX Bus Stop is located on Cleckheaton Road with regular services to Bradford and Wakefield. www.arrivabus.co.uk/find-a-service/268-bradford-to-wakefield

BY TRAIN – Low Moor Station is located 1 mile away with direct trains to; Bradford Interchange (direct trains every 30 mins), Leeds (direct trains every hour), Huddersfield and Manchester. www.northernrailway.co.uk/stations/low-moor

Further Information

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