

# INTERCHANGE 26

JUNCTION 26 M62  
CLECKHEATON  
BRADFORD

**BD12 7EZ**

## UNIT TWO

AVAILABLE Q1 2023

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

**43,723 SQ FT (4,062 SQ M)**

TO LET

INTERCHANGE26.CO.UK



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## TO LET

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 2 is constructed to a modern specification including:



Steel portal frame construction



Haunch height of 12m



2 ground level and 3 dock loading doors



Secure gated yard



Concrete service yard



Tarmac car parking area with electric charging points



250 kVA 3 phase power supply



High quality first floor offices and amenity areas



BREEAM Very Good and a Target EPC rating A





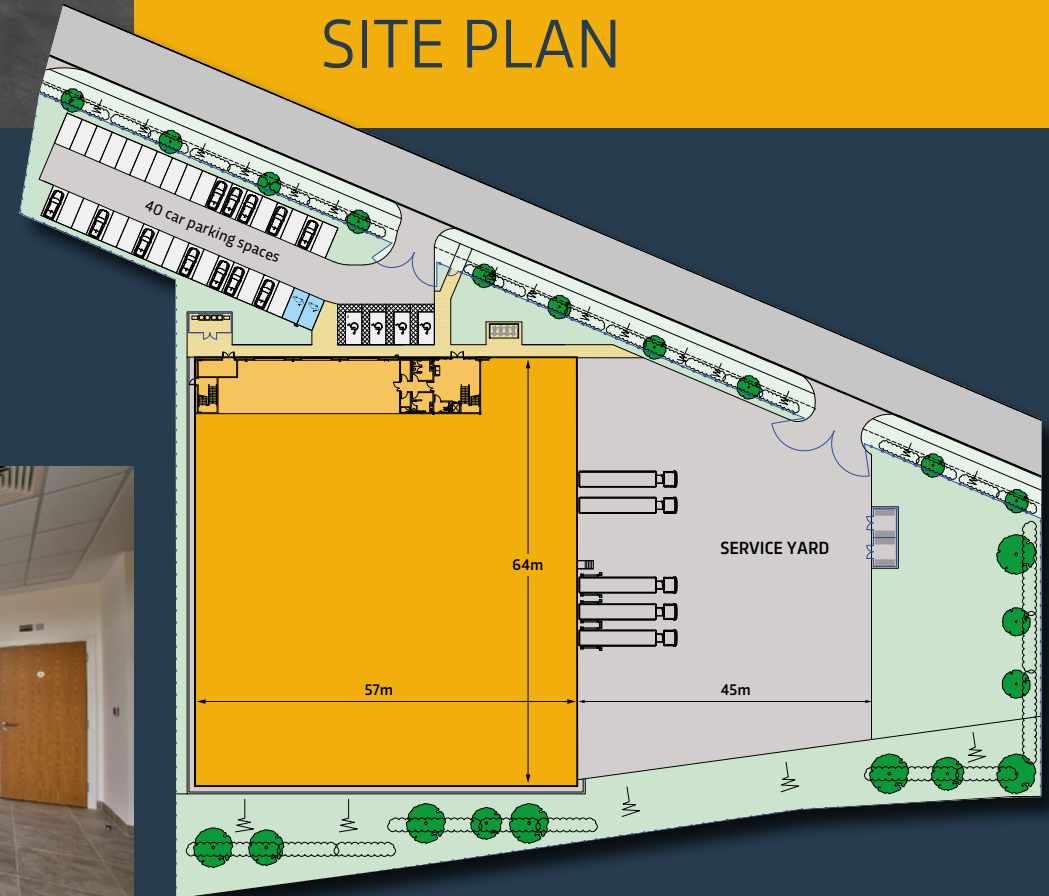


# UNIT 2

	SQ FT
Warehouse	40,147
Office	3,576
<b>TOTAL GIA</b>	<b>43,723</b>
Wide Aisle Fit Out	4,372 pallets
Narrow Aisle Fit Out	6,272 pallets

Eaves Heights	12m
Yard Depth	45m
Loading Doors	2
Dock Levellers	3
Power	250 Kva
Parking	40
EV Parking	2
BREEAM	Very Good

## 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.





POST CODE:

**BD12 7EZ**

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Destination	Drive Time	Distance	Destination	Drive Time	Distance
M62 J26	2 minutes	1.0 miles	Wakefield	24 minutes	15.6 miles
Leeds	14 minutes	10.6 miles	Manchester	50 minutes	35.5 miles
M1 J42	14 minutes	10.9 miles	Sheffield	50 minutes	36.1 miles

Source: Google Maps



# INTERCHANGE 26

## 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](http://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](http://www.northernrailway.co.uk/stations/low-moor)

## Further Information

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