



# TO LET Warehouse/Industrial Units With Competitive Rentals



**Hanworth Court, Hanworth Road  
Low Moor, Bradford, BD12 0SG**

**Units from 3,500 - 21,750 sq ft (325.35 - 2,020.63 sq m)**

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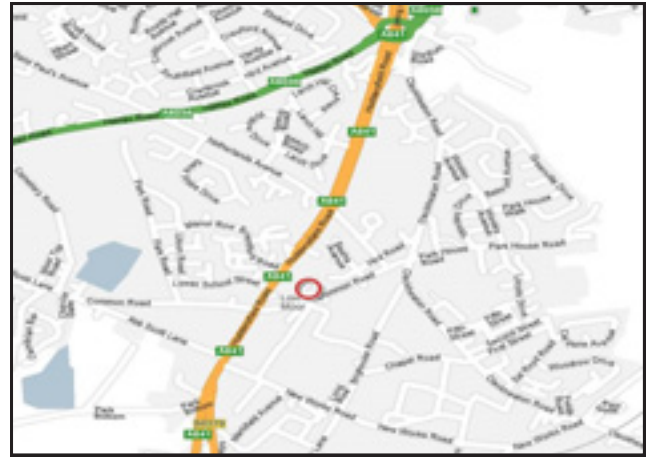
- An established business location.
- Car parking / yard area.
- Modern accommodation with ancillary offices.
- Superb access to Bradford City Centre, the M606 and M62.

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# Hanworth Court, Hanworth Road Low Moor, Bradford, BD12 0SG

Units from 3,500 - 21,750 sq ft  
(325.35 - 2,020.63 sq m)



## Location

The property is situated just off Hanworth Road, which links into Common Road. The unit is located approximately 3 miles south of Bradford City Centre and is approximately 1 mile from the M606 motorway.

## Description

The property comprises a steel portal frame industrial unit which is available as a whole or in part. The unit benefits from :-

- Drive in access via 3 ground level loading doors.
- Yard / car parking area.
- Various eaves heights up to 6m.

## Accommodation

The accommodation is measured on a gross internal floor area basis and is planned to be split as follows: -

Accommodation	Sq. m	Sq. ft
Unit 1	325.35	3,502
Unit 2	418.35	4,503
Unit 3	401.57	4,322
Unit 4	642.51	6,916
Ancillary Offices/ Staff Facilities	232.85	2,507
<b>Total</b>	<b>2,020.63</b>	<b>21,750</b>

## Terms

The premises are available by way of a new full repairing and insuring lease for terms to be agreed.

Full details and rent are available upon application.

## Legal Costs

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

## Viewing

By prior appointment with the joint letting agents:-

## DTZ

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**Date**  
March 2009

**BD12 0SE**

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