

HOLLINGWOOD **200** HIGH BAY WAREHOUSE

hollingwood200.co.uk

200,000 sq ft High Bay Warehouse Facility
Hollingwood Lane, Chelsea Road, Bradford BD7 2RE



High Bay warehousing
Heated, lit & sprinklered
Dock & ground level loading
Short-term flexible leasing considered

TO LET

HOLLINGWOOD 200

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HOLLINGWOOD200

A large self-contained industrial / warehouse, Hollingwood200 provides access to the whole of the North of England, located at the centre of the M62 corridor, equidistant from both the Liverpool and Hull Ports. Though in a prime location this opportunity is available at extremely competitive rates offering great value.

LOCATION

The property is located on Chelsea Road which is accessed just off Hollingwood Lane close to the junction of Clayton Road. Bradford City Centre is approximately 2 miles to the northeast with the M606 motorway approximately 2 miles to the south-east via the A6177 (Bradford Ring Road.) The M606 motorway links directly into the M62 motorway at Junction 26 providing excellent access to the West Yorkshire region and beyond.

Accessible to one sixth of the UK population in about 30 mins, Bradford is a major hub for distribution in the UK.

DESCRIPTION

The property is an industrial / warehouse facility of steel portal framed construction split into two buildings. Access between the two buildings is currently by way of a ground level link tunnel.

Main Warehouse

- 11.75m to underside of haunch
- Warehouse heated, lit and sprinklered
- First floor mezzanine storage area
- External loading bay and canopy (6 dock level loading positions)
- 1 ground level access door (potential for additional doors)

Gravure

- 5.96m to underside of haunch
- Warehouse heated, lit and sprinklered
- 1 ground level access door (potential for additional doors)
- 3 storey integral office and welfare facilities

Externally the property has the benefit of the following:-

- Concrete surfaced service yards
- Ample staff parking (200 spaces)
- Fully secure site with gated access point
- On site security provision

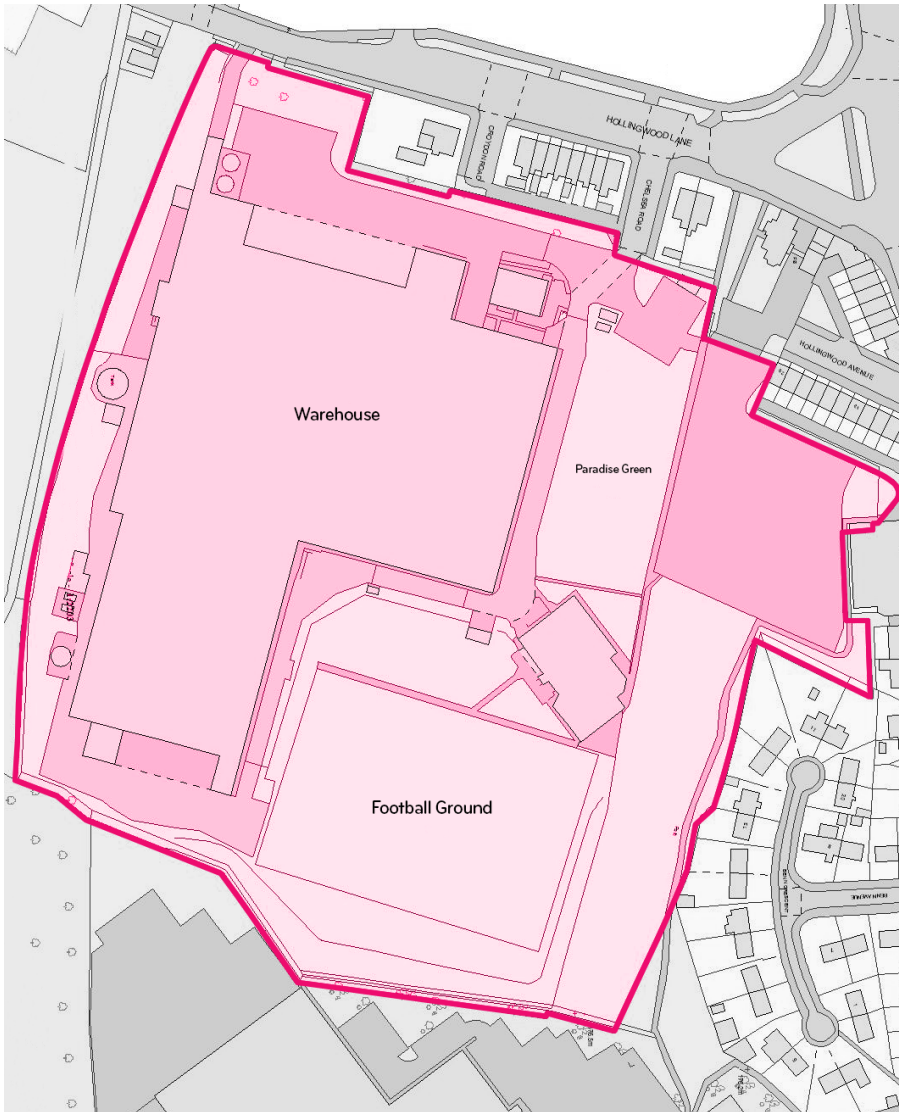
The property can operate with 24/7 unrestricted access.



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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

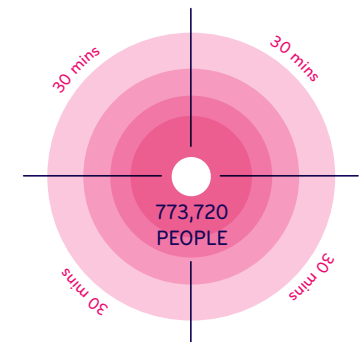
Description	Sq m	Sq ft
Main warehouse	8,557.3	92,111
Main warehouse (restricted headroom)	1,759.1	18,936
Main Warehouse Mezzanine	1,799.5	19,370
Link Tunnel between Warehouse and Gravure	6,04.1	6,503
Gravure Warehouse	4,027	43,347
Gravure Offices (3 storeys)	985.5	10,608
Modular offices (2 storeys)	417.2	4,491
TOTAL	18,150.13	195,366

PLANNING

Interested parties should make their own enquiries of the local authority planning department (City of Bradford Metropolitan District Council)

EXPERIENCED WORKFORCE

With an employment rate of 71% of the working population, Bradford has a large labour pool that is ideally suited to B8 employers. Over 770,000 people live within 30 minutes drive time from Hollingwood200 Bradford. The city's working age population has risen 3.3% since 2000 - the fastest growth of any UK city outside London.



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RATEABLE VALUE

The property has the following rateable values:

OCCUPIER	DESCRIPTION	RATEABLE VALUE
Chesapeake Branded Packaging	Warehouse and premises	£277,500
Vacant	Warehouse and premises	£267,500
Fields Sport and Social Association	Club and premise	£21,500

EPC

A full Energy Performance Certificate can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in this transaction.

TENURE

The property is available on a full repairing and insuring lease for a term of years to be agreed. Consideration may be given to leasing in part.

Rent on application.

SERVICES

We understand that the Property benefits from all mains services including water, gas and electricity and that drainage is to the mains sewer.



DRIVE TIME GUIDE

ROAD	MILES	TIME
M606	2.8	14mins
M62	5.4	20mins
M1	15.8	40mins
CITY	MILES	TIME
Leeds	12	18mins
Manchester	35	45mins
Sheffield	41	50mins
Liverpool	65	1hrs 7mins
Nottingham	78	1hrs 25mins
Derby	81	1hrs 34mins
Leicester	104	1hrs 54mins
Coventry	120	2hrs 12mins
Birmingham	121	2hrs 12mins
London	202	3hrs 48mins
Bristol	203	3hrs 30mins
PORT	MILES	TIME
Hull	66	1hr 11 mins
Liverpool	67	1hr 13 mins
Immingham	78	1hr 28 mins
Felixstow	220	4hrs 10 mins



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