

OUTDOOR STORAGE YARD – 1.03 ACRES

HALL LANE • BRADFORD • BD4 7HG



TO LET.



- Former Cement Works
- Mainly Concrete Surfaced
- Busy Roadside Location

- Open Storage Yard of 1.03 Acres
- Fenced, Secure & Services on Site
- Dual Access Points



FLINT
REAL ESTATE



DESCRIPTION

Well located IOS site providing useful outdoor storage space benefitting from the following:

- Dual access points from Hall Lane
- Fenced and secure site
- Undergoing a scheme of maintenance to include some tidying up works, new fencing, some surface improvement, plant removal and removal of vegetation
- Former cement works
- Suit various storage uses STP
- Potential for container storage
- Concrete surfaced site
- Power and water connections
- 1.03 acres



LOCATION

The property is on Hall Lane in the Bowling area of Bradford (BD4), around 1.5 miles south-east of Bradford city centre. It sits in an established mixed industrial and residential area with a good concentration of motor trade, trade and storage occupiers nearby.

Hall Lane links directly to the A650 Wakefield Road and the A6177 Bradford Ring Road, giving good access to the city centre and the wider regional network. The M606 is approximately 2 miles away and connects to the M62 (J26) at Chain Bar, with onward access to Leeds, Manchester and Huddersfield.



SAT NAV: BD4 7HG



STIR.MONDAY.BUMP



AREAS

1.03 Acres

ASKING RENT / TERMS

Rent on application.

Terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

£46,750

Please note this is not the rates payable and this may change.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VAT

Rent quoted is exclusive but may be subject to VAT.

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared October 2026