

THE NEWHALL SITE

PROLOGIS PARK BRADFORD

MIXED USE COMMERCIAL DEVELOPMENT OPPORTUNITY
5.15 ACRES (2.01 HECTARES)



- Prominent setting at the Gateway to the City
- Extensive frontage to South Bradford Ring Road
- New access provided from the major new road and infrastructure
- Immediately adjacent to the Landmark 1.1 million sq ft M&S distribution building
- Immediately opposite Yorkshire Building Society headquarters
- Direct access to M606 / M62 network

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Around 1672 Newhall was constructed as a fine and important feature for Bradford's local agricultural industry. Today this Grade II* Listed building is at the very front door of ProLogis Park Bradford. This market leading development now hosts the largest supply chain facility currently under construction within the UK for Marks & Spencer and is already an exemplar of successful development within the Yorkshire region.

THE OPPORTUNITY

The site has outline planning approval for the development of advanced business and enterprise units up to 7,500 sq metres (80,730 sq ft) and within Use Classes B1 and B8. The B1 use excludes stand alone B1(a) offices. A listed building consent granted by the Secretary of State in 2005 removed the modern

extensions and returned Newhall back to its original plan form. "An area of architectural sensitivity" is however identified around the building within which there will be no new buildings and extensive hard and soft landscaping will aim to preserve and enhance the setting of this listed building.

The site would also be suitable for a wide range of roadside and amenity uses, subject to planning approval, which are complimentary and supportive to the wider employment park development.

PROPOSALS

ProLogis Developments welcome proposals for the comprehensive development and use of this important site.

SATNAV: BD5 8LB



DIRECTIONS

By road:

- Leave the M62 at J26 to join the M606
- Follow the M606 to the end
- Stay in the right hand lane
- Follow the road round onto the A6177 (Rooley Lane)
- Turn right into ProLogis Park Bradford

MOTORWAY ACCESS GUIDE

Road	Miles	Time
M606	0.1	<1 mins
M62	2.2	2 mins

By train:

Bradford Interchange and Bradford Forster Square are both 3 miles away. Leeds Railway Station is 11 miles away.

Conditions under which particulars are issued:

Dove Haigh Phillips and King Sturge for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dove Haigh Phillips or King Sturge has any authority to make or give any representation or warranty whatever in relation to this property.

All dimensions are approximate.



ALL ENQUIRIES:

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