

CLECKHEATON  
BRADFORD  
BD12 7EZ

[interchange26.co.uk](http://interchange26.co.uk)

# INTERCHANGE **26**

JUNCTION 26 M62 WEST YORKSHIRE

**NEW 56-ACRE LOGISTICS AND MANUFACTURING PARK**

Units available from  
**25,000 sq ft** up to  
**120,000 sq ft**  
(2,322 - 11,148 sq m)





EUROWAY TRADING ESTATE

TO BRADFORD

# INTERCHANGE 26

SOLD

BRADFORD ROAD

M606

PHASE 2

TO LEEDS / WAKEFIELD

M62

# 26

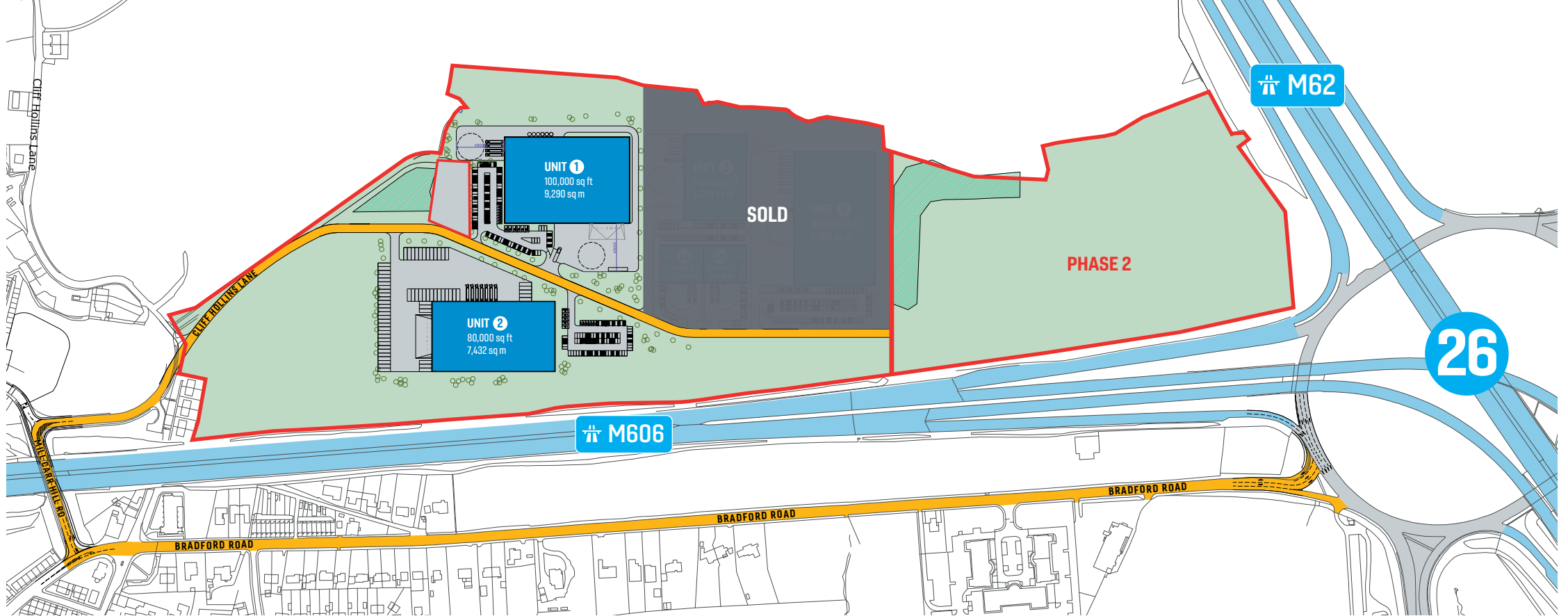
TO HALIFAX / HUDDERSFIELD  
BRIGHOUSE / MANCHESTER / LIVERPOOL

Nearby occupiers include:



CGI image of Interchange 26





# PROPOSED MASTERPLANS

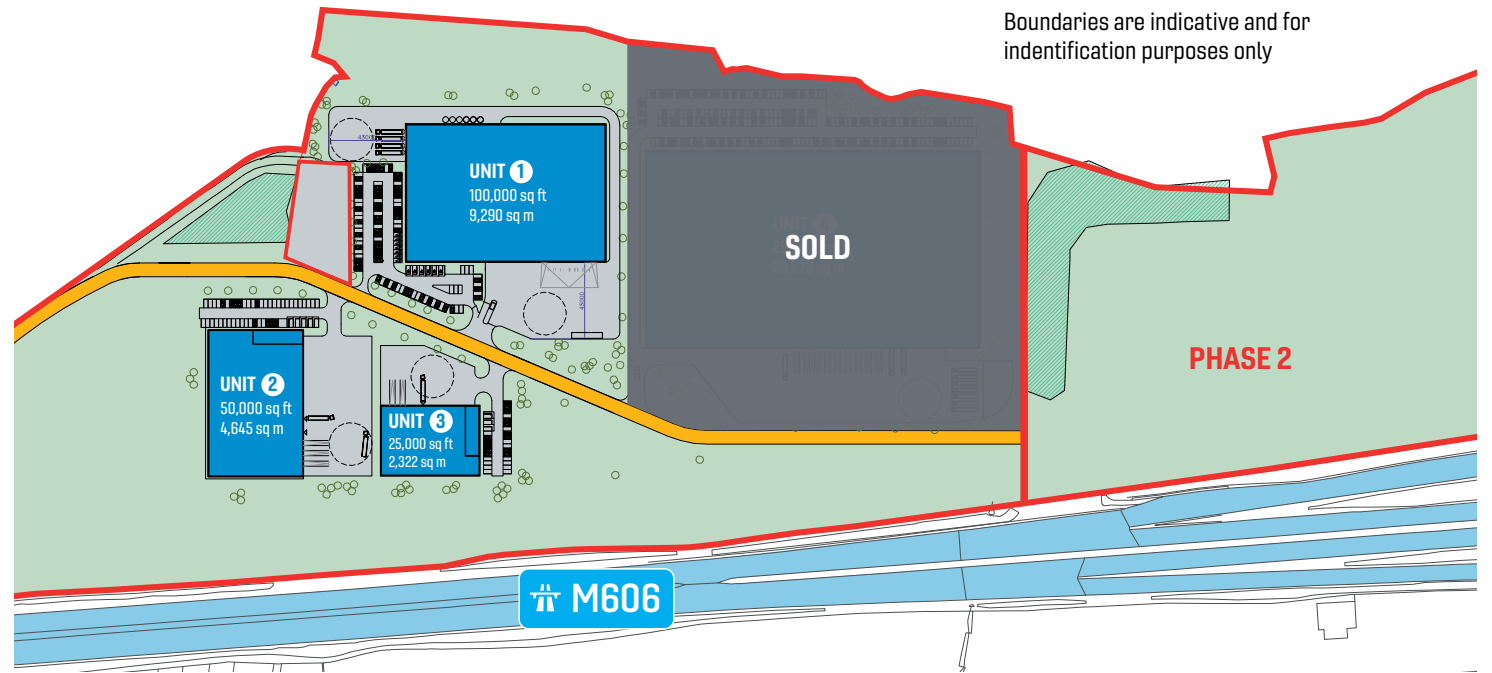
## SPECIFICATION DESIGNED FOR MODERN BUSINESS

The scheme will incorporate institutionally designed warehouse and industrial space. Bespoke units built to individual occupiers specific requirements can also be accommodated on site.

### INDICATIVE SPECIFICATION

- Steel portal frame construction built to 'shell' finish
- Yard depths 35m - 45m
- Haunch heights from 8m - 15m
- Mix of ground level and dock loading doors
- Self contained secure and perimeter fenced plots
- High quality office space
- Concrete service yards and tarmac car parking areas

Boundaries are indicative and for identification purposes only







Computer Generated Image of Unit 1



Computer Generated Image of Unit 2



# DEMOGRAPHICS

Source: ONS/Nomis

Drive Time	15 min	60 min
Working Population	266,554	3,021,988
Total Population	376,099	7,113,115
Population Forecast 2028	388,893	7,371,377
Population % change 10 years	3.5%	3.6%
Unemployed	9,886	
Unemployment Rate	3.7%	
Affluent Households		1,454,115
% Affluent Population		48%
Online Shoppers		479,023
% Online Shoppers (of HH)		16%

Source: CACI



**Bradford Population**  
**534,800**



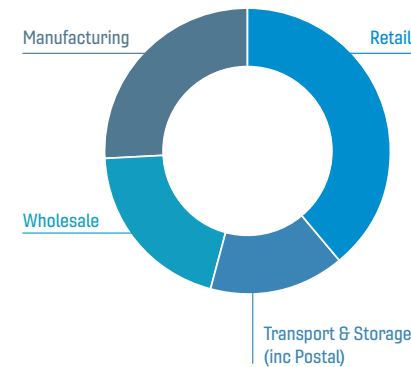
**Unemployment Rate**  
**BRADFORD - 5.5%**  
**UK - 4.0%**



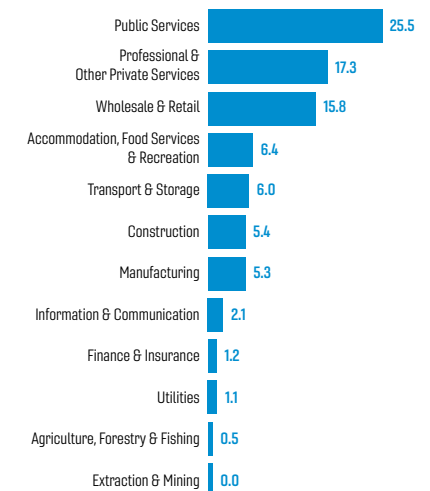
**Qualifications**  
**GCSE OR 'A' LEVEL**  
**151,800**  
**UNIVERSITY DEGREE**  
**86,000**



**Business By Sector**



**Workforce By Sector (000's)**





# INTERCHANGE 26

JUNCTION 26 M62 WEST YORKSHIRE

## OCCUPY THE PRIME POSITION

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 the heart of an established industrial area including Euroway, Prologis Park and Low Moor. Nearby occupiers include M&S, P&B Foods, Astonish, Expect Distribution and John Cotton Group.

### TERMS

Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

### VAT

Figures are quoted exclusive of VAT.

### LEGAL COSTS

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

### GRANTS

For further information, please contact Kirklees Council on 01484 222001

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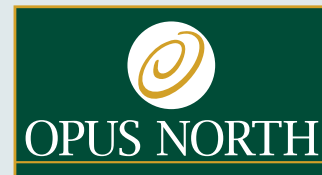
### THE DEVELOPER

Opus Land (North) Limited is recognised as one of the most active and successful developers in the Yorkshire region with extensive experience in the development of industrial and warehouse properties.

Opus have successfully completed over 50 schemes since the company was established 15 years ago. Further information can be found at [www.opusnorth.co.uk](http://www.opusnorth.co.uk)

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