



2 EUROWAY TRADING ESTATE

WHARFEDALE RD, BRADFORD BD4 6SG

HIGHLY SECURE SINGLE-LET INDUSTRIAL
HQ INVESTMENT OPPORTUNITY

CLAYSTREET

INVESTMENT SUMMARY

- > Bradford is a major economic powerhouse in West Yorkshire, located approximately 15 miles west of Leeds.
- > The property has excellent access to the M606/M62 and the national motorway network.
- > Situated on one of the leading industrial estates in Bradford.
- > The property comprises a detached warehouse extending to a GIA of 45,811 sq ft (4,256 sq m).
- > Site area of 2.86 acres (1.16 hectares) providing a very low site coverage of 35%.
- > Freehold.
- > Let to Klinger Ltd, a leading global manufacturer of industrial sealing and fluid control solutions, occupying the property as its headquarters for over 42 years.
- > The tenant has a creditsafe score of 76A representing very low risk of business failure.
- > Let until the 30th November 2029, thereby providing just under 3.60 years unexpired.
- > The current passing rent is £304,000 per annum reflecting a low rent of £6.64 per sq ft and a reversionary opportunity at lease expiry.

Offers are invited in excess of **£4,125,000**, subject to contract and exclusive of VAT.

A purchase at this level would reflect a **Net Initial Yield of 6.92%** after allowing for purchaser costs of 6.55%. This reflects a low capital value of **£90.00 per sq ft**.

OFFERS IN EXCESS OF
£4,125,000

NET INITIAL YIELD
6.92%

CAPITAL VALUE
£90.00 psf

HIGHLY SECURE SINGLE-LET INDUSTRIAL HQ INVESTMENT OPPORTUNITY



LOCATION

Bradford is the second-largest city in West Yorkshire, located approximately 15 miles west of Leeds, 15 miles north of Huddersfield and 38 miles north-east of Manchester, equidistant between the ports of Liverpool and Hull.

Bradford is built on a proud industrial heritage and driving growth in advanced manufacturing, logistics and digital industries.

The city is internationally recognised as a UNESCO City of Film, it is also the UK's City of Culture 2025.

Euroway Trading Estate is regarded as Bradford's premier industrial location and extends to approximately 120 acres, having been developed over the past 30 years to provide around 3 million sq ft of industrial accommodation. The estate comprises a mix of established mid-size distribution units and smaller manufacturing facilities.



CONNECTIVITY	DISTANCE	BY CAR	BY TRAIN
Bradford	2.8 miles	15 min	-
Halifax	8.2 miles	26 min	23 min
Leeds	11.8 miles	20 min	57 min
Huddersfield	12.3 miles	26 min	56 min
Manchester	37.5 miles	57 min	1 hr 27 min
Port of Liverpool	70.9 miles	1 hr 23 min	-
Port of Hull	68.2 miles	1 hr 19 min	-





BRADFORD CITY CENTRE

BARTERCARD
ODSAL STADIUM

P&B (FOODS)
LIMITED

TO LEEDS

EXPECT
DISTRIBUTION

XPO/M&S



AEV

HARTWELL
MANUFACTURING

JOHN COTTON
GROUP

EPE INTERNATIONAL

ACCENT WIRE

LSI

M606

TO M62
JCT 26

MELLER FLOW TRANS

QUEST SOLUTIONS

WHARFEDALE ROAD

EUROWAY TRADING ESTATE

SITUATION

The property occupies a prominent position at the northern end of the estate, directly fronting the main access road from Wharfedale Road, with excellent access to the M606 and M62 motorways and the wider national motorway network.

The estate is home to a number of established national occupiers, including XPO Logistics, M&S Distribution Centre, B&Q, Expect Distribution, Barwick and Hartwell Manufacturing.

 SAT NAV

BD4 6SG

 WHAT3WORDS

///spoke.palm.cubes

DESCRIPTION

The property comprises a high quality detached logistics and manufacturing unit, incorporating two-storey office accommodation to the front of the property.

The tenant has installed an additional workshop space to the side and rear of the property and a mezzanine floor (totalling 11,749 sq ft) which are to

be regarded as 'Tenant Works' and therefore are not rentalised and will be removed at lease expiry (if required by the Landlord).

Whilst the property is in single occupation, it was designed to provide flexibility and could be subdivided in the future.

The property benefits from the following specification:



The property was built in the late 1970's and has been comprehensively refurbished several times.



Steel portal frame construction.



4 roller shutter doors, one of which is glazed and is currently utilised as a reception entrance.



Formed of three internal bays.



Office accommodation, 2.5m floor to ceiling height, with raised floors and suspended ceilings.



Part profiled panelling, part brick clad elevations at first floor.



5.8m clear eaves height.



Cast in situ concrete floor slab.



Large concrete secure fenced yard.



Dedicated car parking facilities are provided for staff and visitors, over 50 car parking spaces.



ACCOMMODATION

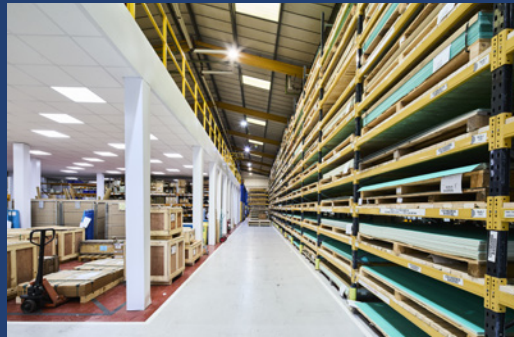
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides a total Gross Internal Area of 45,811 sq ft (4,256 sq m). There is 3,394 sq ft (412 sqm) of office accommodation reflecting a ratio of 7.41%.

SITE

The site extends to 2.86 acres (1.16 hectares) providing a low built site density of 35%.

TENURE

Freehold under title number WYK915647.



TENANCY & COVENANT

The property is let to Klinger Ltd guaranteed by Klinger Holdings Ltd on a 20 year lease expiring 30th November 2029, providing 3.60 years unexpired.

The current passing rent is £304,000 per annum, reflecting a low rent of £6.64 per sq ft.

The lease is inside the Landlord & Tenant Act 1954.

**KLINGER IS THE
WORLD'S LEADING
DEVELOPER AND
MANUFACTURER OF
QUALITY SEALING
PRODUCTS.**



Klinger was established in 1923 and forms part of the Klinger Group, which has been in operation across Europe since 1886. Klinger is a global leader in the development and manufacture of high-quality sealing solutions, serving the oil & gas, petrochemical, aerospace & defence, utilities, pharmaceutical and chemical sectors.

The company's UK manufacturing and distribution network is coordinated from its headquarters in Bradford, which operates as the central hub for production and logistics and holds extensive stocks of metallic and non-metallic sheeting materials. Manufacturing at the site is supported by cutting-edge robotic equipment.

Klinger is supported by a further six regional manufacturing facilities located in Aberdeen, Grangemouth, Middlesbrough, Runcorn, Southampton and Immingham, enabling nationwide coverage and rapid customer response.



KLINGER LIMITED (01021936)

	2024	2023	2022
Turnover	£27,172,757	£29,427,573	£24,307,371
Pre-Tax Profit	£119,015	-£52	-£2,141,020
Shareholder's Funds	£11,828,522	£11,712,534	£11,509,818

creditsafe **76A**
VERY LOW RISK

FURTHER INFORMATION

EPC

The property benefits from an EPC rating of B (48), expiring November 2031.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be structured as a Transfer of a Going Concern.

AML

The purchaser will need to satisfy both the vendor and Clay Street's AML policies.

DATA ROOM

Further information to support the sale can be found on a secure data room. Access details can be provided upon request.

PROPOSAL

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£4,125,000

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CAPITAL VALUE

£90.00 psf



Should you require further information or would like to arrange a viewing, please contact:

George Freeman

george.freeman@claystreet.co.uk
M: 07787 541 437

Alice Edgedale

alice.edgedale@claystreet.co.uk
M: 07884 245 413

CLAYSTREET

11 St Christopher's Place
London W1U 1NG
W: claystreet.co.uk

IMPORTANT INFORMATION:

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