

roadside  
retail

Leeds/Bradford  
BD3 7AE



# the tramsheds

**Retail Units To Let 2,000 - 10,000 sq ft**

New Build Retail Park with character features | Large free car park



# High visibility Retail Park

in a densely populated area  
with additional **high**  
volumes of passing traffic.



The distinctive and evocative Tramsheds front elevation is to be reconstructed further back from its current location to enhance the parking provision for the scheme.

Totally new accommodation will be constructed behind this frontage, finished to an institutional shell specification with sufficient eaves height to allow for the installation of mezzanines (subject to planning).

- **467,665 persons within a 10 minute drive** (Bradford Metropolitan Council)
- **Situated on the main road link between Leeds & Bradford with an estimated daily traffic flow of 20,000 passenger cars**
- **135 free car parking spaces**
- **34,000 sq ft Shopping Park**
- **Retails Units ranging from 2,000 - 10,000 sq ft**
- **Food, Non Food, Cafe opportunities**

the  
**tramsheds**





BRADFORD RD LEEDS

Owlcotes Shopping Centre




part of the WUL-MART family

Gallagher Leisure Park




Midpoint



Travelodge



A647

DICK LANE

LEEDS RD A647

McDonald's




the tramsheds

BRADFORD

The flexible new-build accommodation can provide units from 2,000 sq ft to 30,000 sq ft and can be tailored to meet tenants' specific requirements.

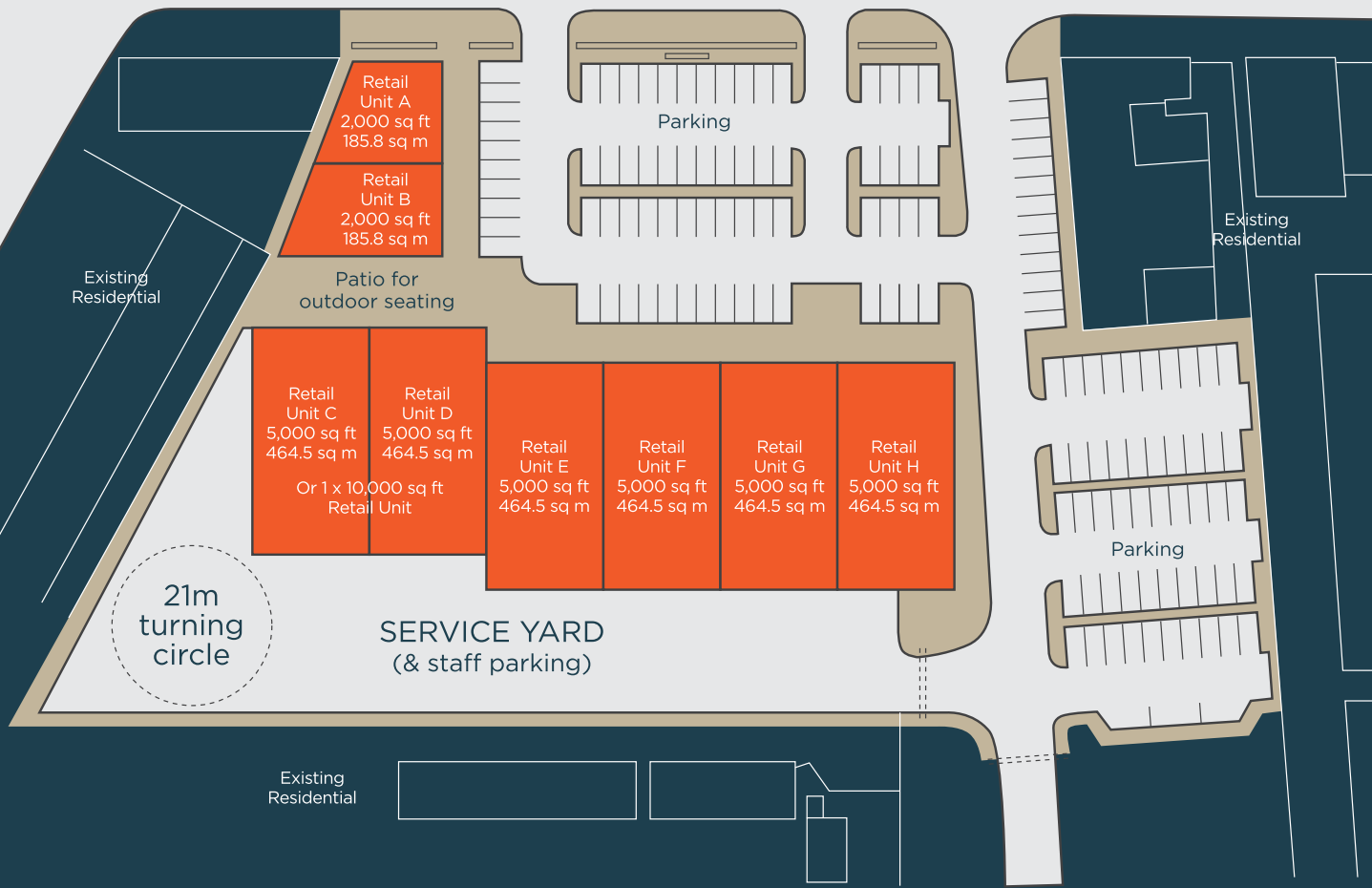
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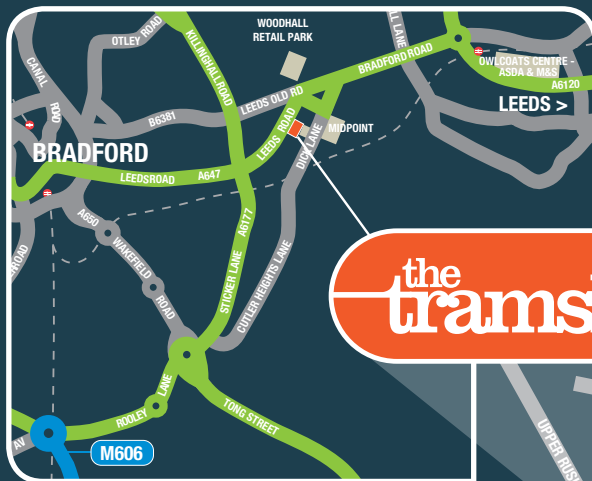
LEEDS ROAD

The scheme will provide

**135** free car parking spaces.







the tramsheds



**Location:**

The Tramsheds Retail Park is situated 2 miles from Bradford city centre on the A647 Leeds Road, the main arterial route connecting Leeds and Bradford. Close to Mid Point, Morrisons head office and the Owlcoats Centre, the Tramsheds lies within a large accessible population and a core of shopping and commuting activity.



**Lease Terms:**

The units are to be offered by way of a new 15 year effective full repairing and insuring lease with 5 yearly upward only rent reviews.

**Rent:** Upon application

[www.tramsheds.co.uk](http://www.tramsheds.co.uk)

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**A development by:**



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