

# WHARFEDALE PROPERTY CO.

**TO LET**

## **Ground Floor Workshop Premises**

**Unit 2, GB Business Park,  
Cutler Heights Lane, Bradford. BD4 9HZ.**



**7,890 sq ft**

- **Monitored CCTV cameras**
- **Good links to Bradford city centre and M606**
- **Established Trade Counter Location**
  
- **EPC Rating – D (78)**

**Tel. 01924 476496 [www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)**

**Email: [info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)**

**Wharfedale House, Smithies Lane, Birstall. WF17 9HR.**

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## LOCATION

GB Business Park is situated on Cutler Heights Lane, off Bradford outer Ring Road, 2 miles from the city centre and 1½ miles from the M606. Easy access to both Bradford and Leeds ring roads, which provide excellent routes to the surrounding areas. The area is an established business district.

## DESCRIPTION

Unit 2 comprises: A single storey steel framed industrial warehouse unit, with an insulated coated metal sheet roof, incorporating Perspex roof lights. The walls are clad in brick and block work with PVC coated metal sheet cladding above. Access is via drive in electrically operated roller shutter doors. The unit is mainly open plan floor space, with partitioned out workshop, offices and ancillary facilities.

**ACCOMMODATION** The following floor area is provided: **7,890 sq ft**

## TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

**RENT** £30,000 plus VAT per annum

**BUILDING INSURANCE** £1,504 for the whole of 2018

## SERVICE CHARGE

The letting will be subject to a site service charge – to be calculated on a floor area basis – in respect of maintenance and upkeep of common areas, common services, site security and management etc.

## BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £36,000. The current Uniform Business rate for 2018/2019 is 49.3p.

## LEGAL COSTS

The incoming tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

## VIEWING ARRANGEMENTS

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### Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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