

WHARFEDALE PROPERTY CO.

TO LET

Industrial Unit with Offices

Unit 5, GB Business Park,

Cutler Heights Lane, Bradford. BD4 9HZ.



2,306 sq ft

- Warehouse, office, kitchen and toilet
- Good links to Bradford city centre and M606
- Established Trade Counter Location

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: 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 5 comprises: A single storey steel warehouse premises accessed via electrically operated roller shutter doors and a personnel door, with a modern office, toilet and kitchen facilities. The property benefits from a shared parking area.

ACCOMMODATION The following floor area is provided: **2,306 sq ft**

TERMS

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

RENT £11,000 plus VAT per annum

BUILDING INSURANCE £475 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: £11,000. The current Uniform Business rate for 2018/2019 is 49.3 p.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
John Padgett	Eddisons	01274 734101

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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