

WHARFEDALE PROPERTY CO.

TO LET

Industrial Warehouse Unit

Unit 7B, GB Business Park,

Cutler Heights Lane, Bradford. BD4 9HZ.



21,753 sq ft

- Includes offices and toilets
- 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 provides excellent routes to the surrounding areas. The area is an established business district.

DESCRIPTION

Unit 7B comprises: A single storey steel framed industrial warehouse unit, with drive in access via a large roller shutter door. The property benefits from offices, toilet and staff facilities, a generous shared loading area and car park.

ACCOMMODATION The following floor area is provided: **21,753 sq ft**

TERMS

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

RENT

£55,000 plus VAT per annum

BUILDING INSURANCE £3,898 for the whole of 2018

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: £41,750. The current Uniform Business rate for 2018/2019 is 48 p.

LEGAL COSTS

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

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.

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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