

TO LET Wharfedale Property

Unit 3 GB Business Park, Cutler Heights Lane, Bradford BD4 9HZ

Modern Trade Counter Industrial Unit located on Popular Business Park



4,330 ft² (402.31 m²)

Rent: On Application

- Established business park strategically fronting Cutler Heights Lane
- Within gated and managed estate with ample on-site yard and car parking provisions
- Immediately available with multiple refurbishment options to suit
- Suitable for a variety of Trade Counter, Warehousing and Manufacturing uses
- EPC Rating – D (98)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

GB Business Park is an established Industrial Estate, situated on Cutler Heights Lane, just off the Bradford Outer Ring Road, only 2 miles from Bradford City Centre with the M606 situated just 1½ miles to the south west of the site.

Quick and easy access to both Bradford and Leeds ring roads is available and the property is well placed for access to the M62, M1 and national motorway networks.

The unit enjoys a prominent frontage to Cutler Heights Lane.

Description

Unit 3 comprise single storey Trade Counter / Industrial Unit beneath an insulated plastisol coated metal clad roof incorporating Perspex roof lights supported on a clear span steel portal frame structure. The walls are clad in brick and blockwork with PVC coated metal sheet cladding above.

The property benefits from a large roller shutter door, eaves height of approximately 5m and concrete floor throughout.

Partitioned off is a kitchen, toilet facilities, a stores area and office. The property is immediately available in its current form, or multiple refurbishment options are available to suit the ingoing tenants requirements.

Externally, the premises benefit from generous on-site car parking and circulation yard provisions.

Terms

Available by way of a new tenant's fully repairing and insuring Lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Mains electricity, gas, water and drainage are connected to the property.

Business Rates

Warehouse & Premises: £20,250 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance & Service Charge & VAT

Figures can be provided upon request. All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Accommodation

Description	ft ²	m ²
Ground Floor Warehouse	2,574	239.13
Ground Floor Offices	878	81.57
First Floor Offices	878	81.57

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: 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 landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do 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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