

TO LET SUPERB SINGLE STOREY TRADE COUNTER/INDUSTRIAL UNIT

Eddisons



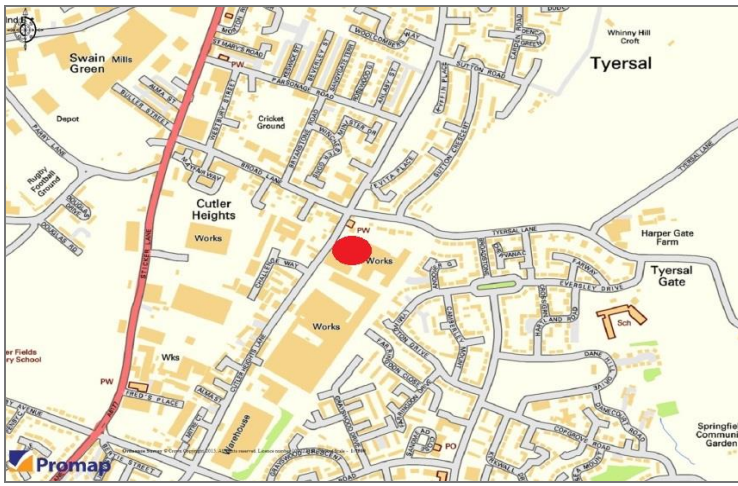
UNIT 1, GB BUSINESS PARK, CUTLER HEIGHTS LANE, BRADFORD, BD4 9HZ

RENTAL ON APPLICATION

- Prominently positioned industrial opportunity.
- Immediately available or refurbishment options to suit.
- Excellent location for motorway access/distribution.
- Spacious circulation / loading yards and ample on site car parking facilities.
- Suitable for trade counter/manufacturing and workshop uses.

AVAILABLE SPACE

467.67m² (5,034sq ft)



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 the city centre and 1½ miles from the M606.

Easy access to both Bradford and Leeds ring roads is available and the property is well placed for access to the surrounding areas.

The unit enjoys a prominent frontage to Cutler Heights Lane.

DESCRIPTION

The premises comprise a single storey steel framed trade counter/industrial unit, having a single bay insulated PVC coated metal sheet roof incorporating Perspex roof lights supported on clearspan RSJ's. The walls are clad in brick and blockwork with PVC coated metal sheet cladding above.

The property benefits from a 4m wide by 4.4m high drive in roller shutter access, eaves height of approximately 5m and concrete floor throughout.

Partitioned off is a kitchen, toilet facilities, a stores area and office.

Total gross internal floor area 467.67m² (5,034sq.ft.).

Externally the property is served by ample yard/car parking space.

RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / £19,750

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT.

TERMS

The premises are available to let on new full repairing and insuring lease bases for a term to be agreed.

Rental on application.

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.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT
REF / 731.4369A (158634)

For more information, visit eddisons.com
T: 01274 734 101

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