

TO LET

TRADE COUNTER / INDUSTRIAL UNIT
UNIT D4 ENTERPRISE 5 INDUSTRIAL
ESTATE, BRADFORD ROAD,
BRADFORD, BD10 8EW



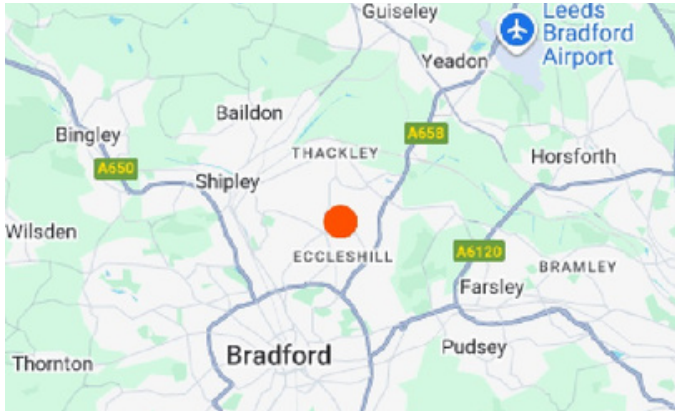
HOLDER & CO
Property Consultants



UNIT D4 ENTERPRISE 5 INDUSTRIAL
ESTATE, BRADFORD ROAD,
BRADFORD, BD10 8EW

- 1,002 sq ft (93.09 sq m)
- NEWLY REFURBISHED
- ROLLER SHUTTER DOOR
- ON SITE SECURITY
- 24/7 ACCESS TO THE ESTATE





LOCATION

Enterprise 5 Industrial Estate is well located to the North of Bradford and within 5 miles of Leeds Bradford Airport. The estate is situated directly behind the popular Enterprise 5 Retail Park, home to Morrisons, Poundland, Vets4Pets, Specsavers and Puregym.

DESCRIPTION

A newly refurbished single storey industrial unit, benefitting from WC's and LED Lighting ,all accessed via a single roller shutter door to an external shared yard and parking area.

TERMS

Available via a new lease on terms to be agreed at a rental of £13,600 per annum exclusive of VAT, business rates, and buildings insurance.

A service charge is payable for the ongoing maintenance and security on the estate.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
UNIT D4	93.09	1,002
Total	93.09	1,002

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

Business rates will be payable directly by the tenant at the prevailing rate. Further information is available upon request.

CONTACT

Holder & Co. on 0113 323 4504
Philip Caspell: philip@holderandco.com
Owen Holder: owen@holderandco.com