

TO LET

TRADE COUNTER / INDUSTRIAL UNIT



HOLDER & CO
Property Consultants



**17 GREAT RUSSELL COURT,
FIELDHEAD BUSINESS PARK,
BRADFORD, BD7 1LW**

- 3,534 sq ft (328.32 sq m)
- NEWLY REFURBISHED
- EPC RATING OF C
- ON SITE SECURITY
- 24/7 ACCESS TO THE ESTATE





LOCATION

Located to the West of Bradford City Centre in the Listerhills area and accessed via Legrams Lane / Listerhill Road which leads directly to the A6177 Bradford Ring Road and round to the M606 and M62 motorways.

DESCRIPTION

A newly refurbished single storey industrial unit, benefitting from ancillary offices, WC's and accessed via a roller shutter door to external shared yard and parking.

TERMS

Available as a single unit or both together on a new lease for a term of years to be agreed. Rental of £29,191 per annum exclusive of service charge, building insurance and business rates.

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

RATEABLE VALUE

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

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
UNIT 17	328.32	3,534
Total	328.32	3,534

LEGAL COSTS

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

CONTACT

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