

# Occupied



Industrial

# 19 Great Russell Court | Fieldhead Business Park

📍 Great Russell Court, Bradford, BD7 1LW

## 19 Great Russell Court | 3,534 sq ft

Industrial Unit with Office Accommodation coming soon

A popular, well let mixed-use park comprising industrial and office accommodation. Located in an established commercial estate, with quick access to the A6177

Lease Type

New



### ✔ Unit Summary

- Office Accommodation
- 24 Hour Access
- Roof Lights
- Secure Estate
- Flexible Space
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,039.00	£8.50
Rates	£9,462.00	£2.68
Maintenance Charge	£9,200.00	£2.60
Insurance	£706.80	£0.20
<b>Total Cost</b>	<b>£49,407.80</b>	<b>£13.98</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0300081](https://unit.info/UIP0300081)

**+440 808 169 7554**

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## Location

Situated a short distance from Thornton Road (B6145), which in turn provides convenient access to Bradford City Centre (approx ½ mile away), Manchester Road (A641) and the motorway links.



Road  
Quick Access to A6177 and M62



Airport  
Leeds Bradford airport is a 30 minute drive away



Rail  
Quick Access to A6177 and M62

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (71)



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## Key Contact



**Carola Parrino**  
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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