

Industrial

# UNIT D4 | ENTERPRISE 5 INDUSTRIAL ESTATE

Bradford Road, Bradford, BD10 8EW

## UNIT D4 | 1,002 SQ FT

### Industrial Unit in Modern Trade Park

This newly refurbished, modern commercial unit is the perfect starter space for businesses looking for storage, light fabrication, or a trade counter setup. Featuring a clean, functional design, the unit offers the flexibility to adapt to various business needs. It comes with convenient amenities, including toilet facilities, a kitchenette, and a roller shutter for easy access. Located behind the popular Enterprise 5 Retail Park, the unit benefits from a prime position with easy access to the A61, ensuring excellent transport links and high visibility. Whether you're starting out or expanding, this unit offers the ideal foundation for your business..

Lease Type

New



### ✔ Unit Summary

- 24 Hour Access
- Kitchen Facilities
- Flexible Space
- Storage Unit
- Starter Unit
- WC Facilities

View Floor Plans

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,600.00	£13.57
Rates	£4,811.80	£4.80
Maintenance Charge	£1,900.00	£1.90
Insurance	£200.40	£0.20
<b>Total Cost</b>	<b>£20,512.20</b>	<b>£20.47</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## Location

Enterprise 5 Industrial Estate is accessed via Enterprise Way, just off Bradford Road within the Bradford suburb of Idle. The estate is situated adjacent to Enterprise 5 Retail Park which includes Morrisons, Pets at Home, PureGym and Poundland. The estate is easily accessed from the North Bradford/Leeds suburbs of Shipley, Bingley, Apperley Bridge, Calverley and Pudsey. Bradford City Centre is located approximately 3 miles to the south and Leeds City Centre 11 miles to the south east.



Road  
A61: 1 mile



Airport  
Leeds Bradford: 5 miles



Rail  
Leeds railway: 10 miles

## 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	B (50)



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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 Indurent."



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For more info please visit: [unit.info/UIP0101118](https://unit.info/UIP0101118)

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