

# TO LET

TRADE COUNTER / INDUSTRIAL UNIT  
UNIT D1 ENTERPRISE 5 INDUSTRIAL  
ESTATE, BRADFORD ROAD,  
BRADFORD, BD10 8EW



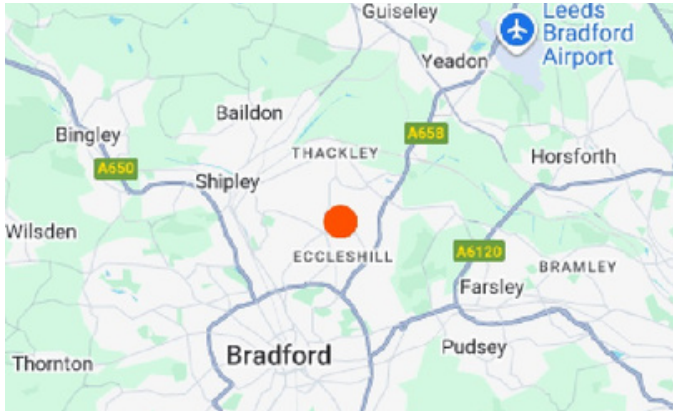
**HOLDER & CO**  
Property Consultants



UNIT D1 ENTERPRISE 5 INDUSTRIAL  
ESTATE, BRADFORD ROAD,  
BRADFORD, BD10 8EW

- 3,183 sq ft (295.71 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 £29,600 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 D1	295.71	3,183
<b>Total</b>	<b>295.71</b>	<b>3,183</b>

## 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

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