

SUPERB MODERN TRADE COUNTER/INDUSTRIAL UNIT

TO LET



**UNIT 8 ,WELLINGTON BUSINESS PARK, STICKER LANE, BRADFORD
BD4 8AL**

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**BTG
Eddisons**

Unit 8, Wellington Business Park, Sticker Lane

Bradford, BD4 8AL



Tenure

To Let



Property Type

Industrial



Rental

On application



Size

275.08sq m (2,961sq ft)



Location

Bradford, BD4 8AL



Property ID

731.4643a (1232742)

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

Wellington Business Park offers superb quality, modern built units being of steel portal frame and clad in profiled metal sheeting.

The unit enjoys a solid concrete floor throughout, drive in roller shutter door and good eaves height of approximately 6.5m.

The unit is served by an attractive reception, general office and staff facilities.

The estate benefits from excellent loading and car parking facilities within a secure, enclosed setting.

All mains services are connected, including 3 phase electric.

Area	m ²	ft ²
Total GIA	275.08	2,961

Energy Performance Certificate

The unit has an Energy Performance Asset of **D**. Further information available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Workshop and Premises
Rateable value: £22,000

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Wellington Business Park is located fronting Sticker Lane (A6177) which forms part of the Bradford Outer Ring Road providing direct access to the M606 motorway approximately 2 miles distant.

Benefiting from this excellent location only 1½ miles to the east of Bradford city centre, the units are ideal for a variety of business/warehouse/trade counter operations.

The estate is extremely popular and other occupiers include LKQ Euro Car Parts Ltd.







