



UNITS 5/7, PITCLIFFE WAY INDUSTRIAL ESTATE, OFF UPPER CASTLE STREET,
BRADFORD, BD5 7SG

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BTG
Eddisons

Units 5/7, Pitcliffe Way Industrial Estate

off Upper Castle Street, Bradford, BD5 7SG



Tenure

To Let



Property Type

Industrial



Rental

On application



Size

371.61sq m (4,000sq ft)



Location

Bradford, BD5 7SG



Property ID

731.4629a (1231016)

For Viewing & All Other Enquiries Please Contact:

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Property

The premises comprise a single storey steel framed industrial/warehouse unit having a single bay insulated profiled metal sheet clad roof incorporating roof lights. The walls are clad in facing brickwork with a concrete block inner skin and insulated profiled metal sheet cladding.

Concrete floor with drive in access via two metal roller shutter doors. Offices, kitchenette and ancillary toilet rooms partitioned out. In addition is a useful mezzanine stores.

The unit is served by yard and forecourt car parking facilities.

Area	m ²	ft ²
Total GIA	371.61	4,000

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **E**. Further information is available on 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: Warehouse and Premises
Rateable value: £24,500

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 may 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

The Pitcliffe Way Industrial Estate is conveniently situated approximately $\frac{3}{4}$ mile to the south of Bradford city centre midway between Wakefield Road and Manchester Road, both main dual carriageway arterial routes leading south from the city. The estate is within 2 miles of the M606 and the national motorway network.







