



Unit 5, Marrtree Business Park

Bowling Back Lane, Bradford, BD4 8TP

Modern 'Recently Refurbished' Industrial Unit

12,658 sq ft
(1,175.97 sq m)

- Recently refurbished
- Established industrial location
- Strong transport links to M62 and Bradford Ring Road
- Secure shared yard
- 3 phase electricity

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Summary

Available Size	12,658 sq ft
Rent	£7 per sq ft
Rates Payable	£23,827.25 per annum
Rateable Value	£45,000
VAT	Applicable. The prices and/or rentals quoted are exclusive of VAT (if applicable).
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

The property comprises an industrial/warehouse unit being constructed of a steel portal frame with block and metal sheet clad walls and a modern insulated roof incorporating translucent panels. The unit benefits from drive in access and once refurbished will include a modern office, kitchen and WC facilities.

Location

Marrtree Business Park is located on Bowling Back Lane close to its junction with Sticker Lane (A6177) being Bradford's outer ring road. The estate has convenient access to Bradford City Centre and the M606 being only 2 miles to the South West.

Accommodation

Name	sq ft	sq m
Unit - Warehouse	12,178	1,131.37
Unit - Office	480	44.59
Total	12,658	1,175.96

Specification

- *Situated on a secure site
- *Concrete floor
- *Open plan warehouse
- *3 phase electricity
- *1 Ground level loading door

Terms

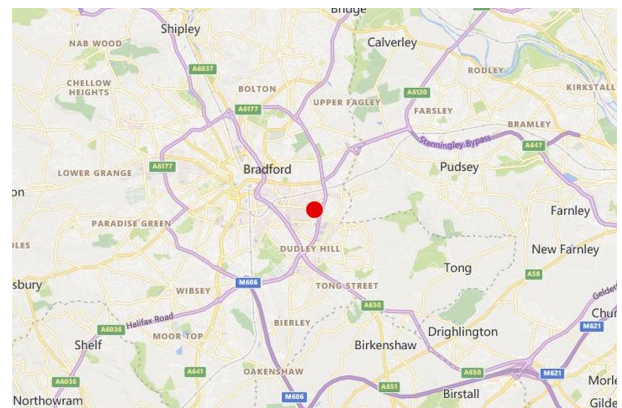
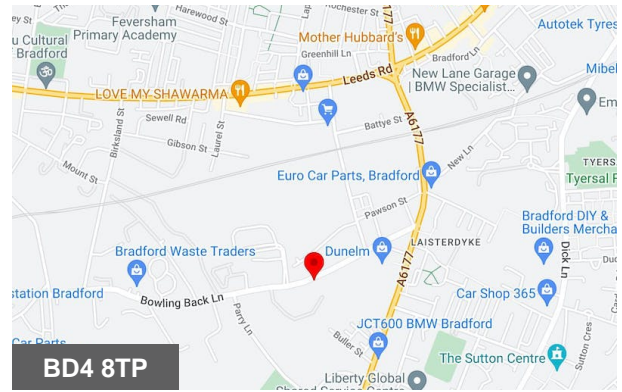
The property is available on a new full repairing and insuring lease for a number of years to be agreed.

Services

The property benefits from all mains services.

EPC

The property has been assessed as having an energy performance asset rating of (64) Band C.



Viewing & Further Information



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