

Dresler Smith

CHARTERED SURVEYORS

AVAILABLE AGAIN AFTER ABORTIVE NEGOTIATIONS



UNIT E3 / E4 ENTERPRISE WAY, BRADFORD, BD10 8EW

LOCATION

E5 Retail Park is an established Retail/Leisure/Multi-let industrial location destination, located just off Bradford Road and within a couple of miles of 'Five Lane Ends'.

The retail and leisure elements are under separate ownership and continue to trade successfully. However, at the rear of the Morrisons Store are a handful of modern industrial units which are seldom available.

ACCOMMODATION (MAY SPLIT)

Arranged with the benefit of shared parking to the front and a modern electric roller shutter. The unit is arranged on ground floor only with the following approximate dimensions and areas:

Ground floor Warehouse	2,926.17sqft	271.85sqm
Ground Floor office	243.69sqft	22.64sqm
Total	3,169.86sqft	294.49sqm

The unit benefits from an enclosed fitted kitchen and a single modern wc as well as an office unit but the partitioning is not structural and could be amended to suit specific requirements.

TERMS

Available by way of a new 10 year with a 5 year tenant only break clause.

RENT

£10 per sqft

SERVICE CHARGE

Please make your own enquiries.

RATES

Interested parties should verify the rateable value and confirm any transitional surcharge or relief with Bradford Council Business Rates Department (Tel: 01274 437744).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

EPC

Available on request.

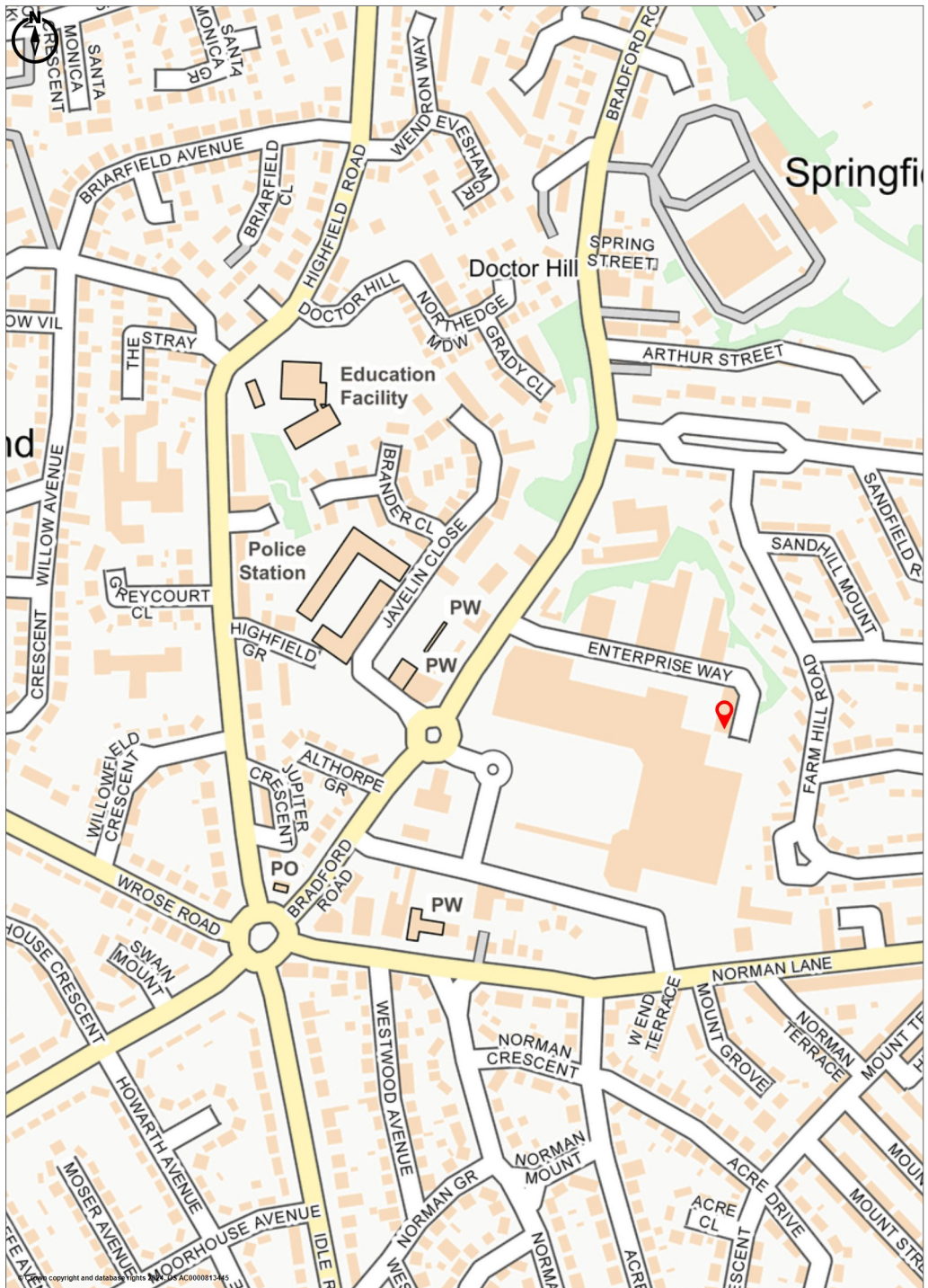
VIEWING

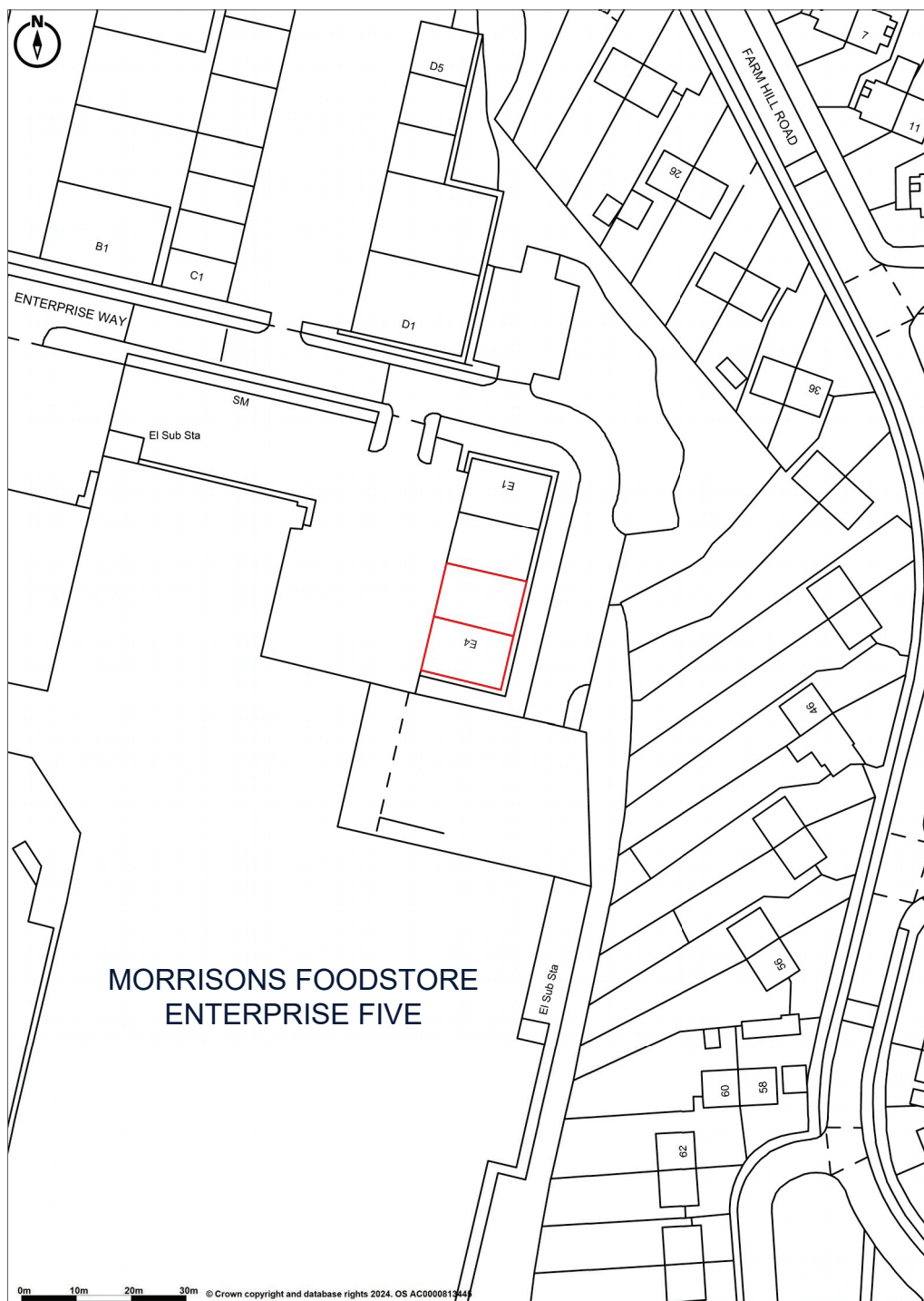
All enquires or arrangements to view should be via the sole agents, Dresler Smith:
Dresler Smith (Tel: 0113 245 5599).

Contact: David Dresler
davidd@dreslersmith.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

DATE OF PARTICULARS: JULY 2026





Promap
LANDMARK INFORMATION

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