

Industrial

UNIT C3 | ENTERPRISE 5 INDUSTRIAL ESTATE

Bradford Road, Bradford, BD10 8EW



UNIT C3 | 875 SQ FT

Industrial unit

This 875sqft unit at Enterprise 5 Industrial Estate will be available from September 2025. The unit features a basic toilet facility and roller shutter. It is conveniently located at the rear of Enterprise 5 Retail Park with easy access to the A61. The estate is home to a diverse range of businesses, including Magden Ltd and Sally Salons, making this units suitable for a variety of uses, including storage and trade counter operations.

Lease Type

New



✔ Unit Summary

- 24 Hour Access
- Flexible Space
- Starter Unit
- Storage Unit
- Well Maintained Estate
- Close to Transport

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,100.00	£13.83
Rates	£4,250.00	£4.86
Maintenance Charge	£1,700.00	£1.94
Insurance	£175.00	£0.20
Total Cost	£18,225.00	£20.83

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101110

+44(0) 808 169 7554

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Location

The estate is easily accessed from the North Bradford/Leeds suburbs of Shipley, Bingley, Apperley Bridge, Calverley and Pudsey. Bradford City Centre is located approximately 3 miles to the south and Leeds City Centre 11 miles to the south east.



Road
A61: 1 mile



Airport
Leeds Bradford: 5 miles



Rail
Apperly Bridge: 2 miles Leeds: 10 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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