

Industrial

UNIT C7 | ENTERPRISE 5 INDUSTRIAL ESTATE

Bradford Road, Bradford, BD10 8EW



UNIT C7 | 1,612 SQ FT

Industrial Unit in Modern Trade Park

This recently refurbished unit is now available at Enterprise 5 Industrial Estate. The unit features a basic toilet facility, kitchenette area 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
- Kitchen Facilities
- Premier Industrial Location
- WC Facilities
- LED Lighting
- Flexible Space

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,600.00	£13.40
Rates	£5,278.25	£3.27
Maintenance Charge	£2,900.00	£1.80
Insurance	£322.40	£0.20
Total Cost	£30,100.65	£18.67

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/UIP0101113

+44(0) 808 169 7554

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Location

Enterprise 5 Industrial Estate is accessed via Enterprise Way, just off Bradford Road within the Bradford suburb of Idle. The estate is situated adjacent to Enterprise 5 Retail Park which includes Morrisons, Pets at Home, PureGym and Poundland. 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
A61: 1 mile

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (44)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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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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