

## TO LET

**UNIT 5  
MARRTREE BUSINESS PARK  
BOWLING BACK LANE  
BRADFORD  
BD4 8TP**

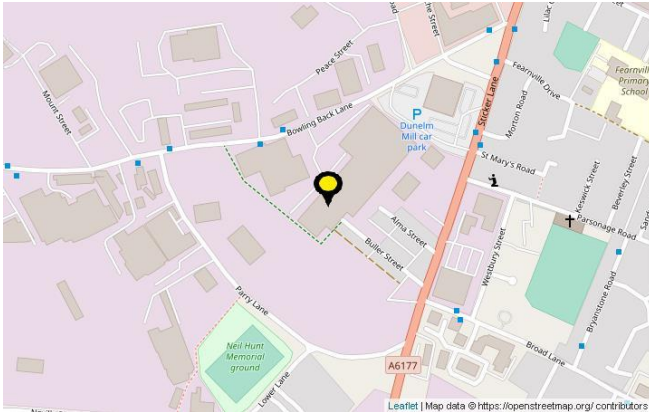
- INDUSTRIAL/WORKSHOP PREMISES ON A SECURE SITE
- CONVENIENT ACCESS TO THE M606/M62 MOTORWAY NETWORK
- EXTENSIVE REFURBISHMENT TO BE COMPLETED
- 12,658 SQ. FT. (1,175.93 SQ. M.)



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## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £24,250

## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq. ft.	Sq. m.
Warehouse	12,178	
Office	480	
<b>Total Approximate GIA</b>	<b>12,658</b>	<b>1,175.93</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Location

The property is located on Bowling Back Lane approximately 1.25 miles from Bradford City Centre and within easy reach of the Bradford Ring Road (A6177) which subsequently connects with the M606/M62 motorway network approximately 2 miles to the South West. The surrounding area is generally well built up and consists of predominantly industrial users being one of the most established industrial locations in the Bradford region.

## Description

The property comprises an industrial/workshop unit being constructed on a steel portal frame with block and sheet clad walls under a pitched sheet clad roof incorporating translucent panels. Internally, the property comprises open plan works benefitting from a concrete floor, 3 phase electric and a ground level loading door. The unit is to be fully refurbished to include a modern office, kitchen and WC facilities.

Externally, the property benefits from a substantial shared yard being fully surfaced and enclosed.

## Rental

**Rent on application**

## EPC

The property has been assessed with an EPC rating of C (64).

## Terms

The property is available to let by way of a full repairing and insuring lease for a term to be agreed.

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

Each party will be responsible for their own legal costs incurred in this transaction.

## Viewing

By arrangement with the sole agents:-

### Jonathan O'Connor

Direct Line: 01274 452021

Email: [jonathan.oconnor@walkersingleton.co.uk](mailto:jonathan.oconnor@walkersingleton.co.uk)

### Sam Davill

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Oct-20



Raven House, Kingsgate, Bradford, BD1 4SJ

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