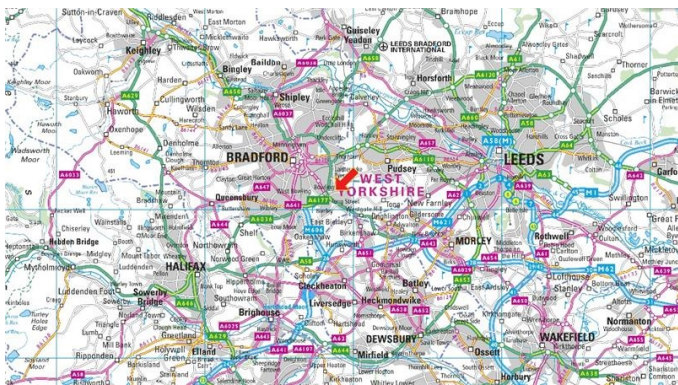




Fully Refurbished Industrial / Warehouse Premises 5,758 Sq Ft (534.92 Sq M)

- Good access to the M606 Motorway and Bradford City Centre
- Good sized shared yard and parking area
- Fully secure site with 24/7 security



Location

The estate is strategically situated off Cutler Heights Lane, which in turn provides direct access onto Sticker Lane, forming part of the Bradford Ring Road. The M606 is approximately 1.5 miles to the south west whilst Bradford City Centre is 2 miles to the north west.

Description

Cutler Heights Business Park is an established industrial location. The unit benefits from:

- Shared car parking / yard area
- 24/7 security
- High quality office accommodation
- Full height roller shutter door access.

Accommodation

Accommodation	Sq. m	Sq. ft
Unit 3	534.94	5,758

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a sub-let or assignment of the existing lease.

Alternatively, the landlord may consider a new full repairing and insuring lease.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

Daniel Walker
0113 200 3988
dan@gvproperty.co.uk

Jonathan Jacob
0113 285 5984
jonathan@gvproperty.co.uk



PROPERTY CONSULTANTS

Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management