TO LET

- Refurbished Industrial / Warehouse Units To Let
- Access to each unit via a GL Roller Shutter Door
- Eaves height ranging from 4.5 – 6m eaves
- Excellent access to Bradford City Centre



ENTERPRISE 5 INDUSTRIAL ESTATE

Enterprise Way, Bradford, BD10 8EW

875 – 12,885 sq. ft

GV &Co™
gvproperty.co.uk
0113 245 6000

DESCRIPTION

Modern terrace of industrial / warehouse units of steel portal frame construction.

Each unit comprises open plan warehouse accommodation with ancillary WC facilities.

Access to each unit is via a ground level loading door. Externally, each units benefits from a shared yard and allocated parking.



AVAILABLE ACCOMMODATION

Gross Internal Area (approx.)	Sq. Ft
Unit C3	875
Unit C7	1,612
Unit D1	3,183
Unit D4	1,002
Unit B3 & C5	4,757
Unit C8	1,456

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 access 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.



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Unit B3 - £24,500
Unit C3 - £8,500
Unit C5 - £12,500
Unit C7 - £12,500
Unit C8 - £11,000
Unit D1 - £23,250
Unit D4 - £9,800

EPC

Unit B3 & C5 - B(47) – valid until 17/09/2035
Unit C3 – B (45) – valid until 25/03/2036
Unit C7 – B (44) – valid until 03/06/2034
Unit C8 – B (50) – valid until 15/10/2034
Unit D1 – B (41) – valid until 23/09/2035
Unit D1 – C (70) – valid until 13/02/2031

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

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