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PROPERTY CONSULTANTS



TO LET

UNIT 13 · CUTLER HEIGHTS BUSINESS PARK

Modern hybrid industrial unit

Unit 13, Cutler Heights Business Park, Bradford, West Yorkshire, BD4 9AW

2,723 sq ft

252.97 sq m

0113 245 6000 · gvproperty.co.uk

- Superb access to the M606 and Bradford City Centre
- High quality first floor offices
- 24/7 secure estate
- Allocated parking



UNIT 13 · TO LET

2,723 sq ft

252.97 sq m

The right-hand unit of the terrace, with ground floor warehouse / storage and first floor offices.

DESCRIPTION

Warehouse space with first floor offices, on a secure estate

Cutler Heights Business Park is an established industrial park offering modern units in a secure estate. Unit 13 is part of a terrace and offers 2,723 sq. ft. (252.97 sq. m.) connected by a shared yard and parking area.

Each unit has been built to a high quality specification, with warehouse / storage space on the ground floor served by a 3.3m roller shutter door, together with first floor office accommodation. The units sit within a fully secure site providing 24/7 security.

Key features

- 2,723 sq ft (252.97 sq m)
- 3.3m roller shutter door
- Ground floor warehouse / storage
- High quality first floor offices
- Fully secure estate, 24/7 security
- Allocated car parking
- Direct access to Bradford Ring Road
- M606 approx. 1.5 miles

New FRI lease · Rent on application 0113 245 6000



Aerial view, Cutler Heights Business Park

ACCOMMODATION

Floor	Sq ft	Sq m
Ground floor warehouse	1,733	161.00
First floor offices	990	91.97
Total	**2,723**	**252.97**

Ground floor warehouse / storage with a 3.3m roller shutter door, plus first floor office accommodation.



First floor office accommodation

Rent on application

New full repairing and insuring lease

LOCATION

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

TERMS

Tenure	New full repairing and insuring lease, for a term of years to be agreed
Rent	On application
EPC	The EPC has been assessed at B - 36. A copy can be provided on request.
Legal costs	Each party to bear their own legal costs incurred in completing the transaction





Unit 13, Cutler Heights Business Park
Bradford, West Yorkshire, BD4 9AW

Viewings & further information

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