



**UNIT 9 – CUTLER HEIGHTS BUSINESS PARK
CUTLER HEIGHTS LANE
BRADFORD, BD4 9JU**



TO LET

**Newly Constructed Industrial/Warehouse Unit
Approximately 1,894.28 sq. m. (20,390 sq. ft.)
In Accessible South-East Bradford Location on Cutler Heights Lane
Providing Excellent Access to the Motorway Network
Fully Secure Site with 24/7 Security, Yard Area & Parking**

RENTAL UPON APPLICATION

UNIT 9 – CUTLER HEIGHTS BUSINESS PARK, CUTLER HEIGHTS LANE, BRADFORD, BD4 9JU

LOCATION

The property forms part of Cutler Heights Business Park, which incorporates a variety of unit sizes. Current occupiers include James Robinson Fibres, Texfelt etc.

The business park is situated on Cutler Heights Lane, with good access through to the west to the top of the M606 motorway or indeed, Tong Street/Wakefield Road and hence the M62/M621 junction.

To the east there is good access through to Leeds Ring Road, Leeds and beyond. Bradford City Centre is approximately 2 miles to the north-west. Nearby occupiers include Morrison Supermarkets Plc. Cutler Heights Distribution Centre, Barratt Steel, Synergy Packaging Solutions, Commerce Court (development by Chamber of Commerce) etc.

DESCRIPTION

The new unit, which is nearing completion, will provide a total gross internal floor area of approximately 1,894.28 sq. m. (20,390 sq. ft.). It is of RSJ framed construction, and will benefit from the following attributes:-

- 7 metres eaves height
- 2 drive-in roller shutter loading doors
- 15 car parking spaces
- Yard within shared yard area
- CCTV and full security

The interior of the unit will be completed in conjunction with a tenant to an agreed specification, ready to receive tenants fit-out, offices etc.

RATING ASSESSMENT

The property will require re-assessment for rating purposes upon occupation.

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, incorporating regular upward only rent reviews.

RENTAL

Upon Application

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the joint letting agents: -

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

Gent Visick – Tel: 0113 245 6000

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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