

UNIT 3 MARRTREE BUSINESS PARK

BOWLING BACK LANE | BRADFORD | BD4 8TP

Undergoing
substantial
refurbishment
Ready for
occupation
June 2019

Modern Industrial/
Warehouse Unit

23,082 sq ft (2,144 sq m)

To Let



M606 - 2 miles



Two loading doors



Secure site

Location

Martree Business Park is located on Bowling Back Lane close to its junction with Sticker Lane (A6177) being Bradford's outer ring road. The estate has convenient access to Bradford City Centre and the M606 being only 2 miles to the South West.

Description

The property amounting to 23,082 sq ft (2,144 sq m) gross internal area comprises an industrial/warehouse unit being constructed on a steel portal frame with block and metal sheet clad walls and under a newly refurbished northlight roof incorporating translucent panels.

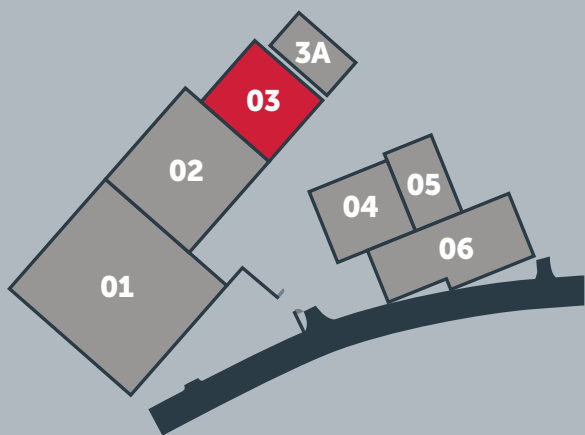
The unit benefits from drive in access by way of two roller shutter loading doors and includes a newly built office, kitchen and WC facilities.

The site has good loading/parking areas being fully enclosed and secure.

Features

The unit is currently being substantially refurbished to include the following:

- Extensive roof overhaul including new rooflights
- Redecoration of walls and floors
- Full refurbishment of offices including new carpeting, heating, ceilings and lighting
- New kitchen facilities
- New works WC area and full refurbishment of office WC's
- New LED warehouse lighting
- New electrical installation



Rateable Value

The property has been assessed for uniform business rates with a rateable value of £65,500.

Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rental

On application.

EPC

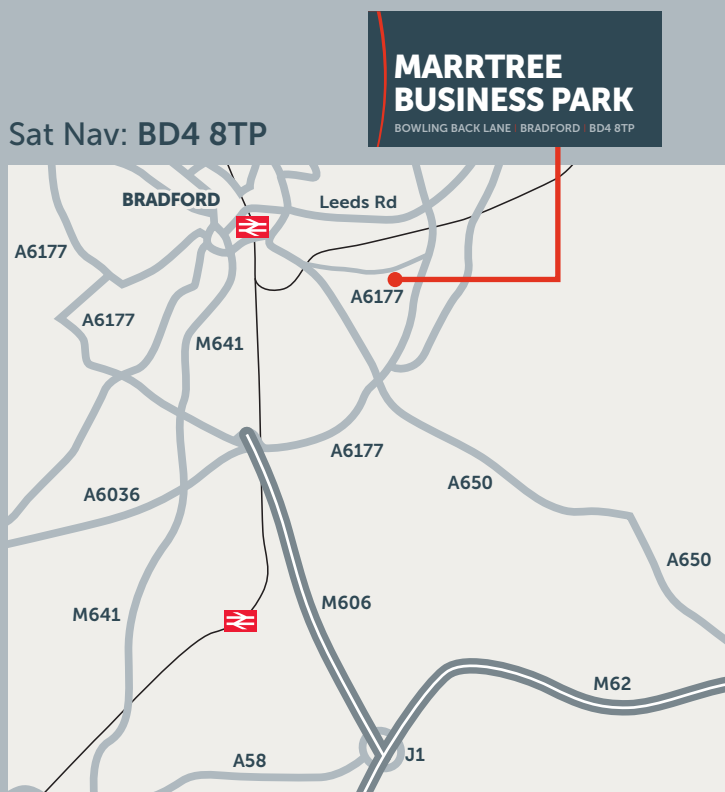
The property has been assessed with an EPC rating of C(72).

VAT

The rent quoted is exclusive of VAT (if applicable).

Legal Fees

The incoming tenants are to be responsible for the landlords legal fees incurred.



Viewing

For an appointment to view or for further information contact the joint agents:

On behalf of:

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