

TO LET

Upon instructions of



Unit 3A Marrtree Business Park

Bowling Back Lane
Bradford
BD4 8TP

- Modern industrial/warehouse unit
- Established location
- Good road links
- 986m² (10,615 sq ft)



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Location

The premises are located on Bowling Back Lane off Sticker Lane, the A6177 outer ring road, in an excellent location to provide convenient access to Bradford City Centre and in turn the M606 and M62 motorways.

Description

The property comprises a modern single storey industrial/warehouse unit of steel portal framed construction which is surmounted by a double pitched roof, incorporating roof lights, with block and profiled metal sheet cladding to the walls and roof. The unit is located in an established industrial/trade location and benefits from a large communal yard and car parking areas.

Access to the unit is provided via a personnel door which leads into the reception/office with loading access provided by way of two electrically operated up and over sectional doors of approximately 4.5m (w) x 4.5m (h). There is also the benefit of impact prevention bollards on the internal and external of the loading doors. The unit has an approximate clear eaves height of 6m.

Internally, the unit is predominantly open plan and benefits from a solid concrete floor throughout, box halogen lighting, emergency lighting and a fire alarm system. There is also a canteen along with a reception/office and disabled w/c facilities all of which benefit from suspended ceilings with integrated Category II lighting, wall mounted electric heaters and carpeting to offices and canteen.

Accommodation

The total approximate gross internal floor area is:

Unit 3A	986m ²	10,615 sq ft
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NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

Services

The unit benefits from all mains services to include a substantial 3-Phase electricity supply. Please note we have not tried or tested any of these services and it is therefore left to any interested parties to satisfy themselves as to their condition and suitability.

Business Rates

The property has the following entry in the non-domestic Rating List (2005) for the Billing Authority of Bradford.

Rateable Value – £45,000

The current rate payable in the pound for the year 2009/10 is 48.5p.



Terms

The unit is available To Let by way of a new Full Repairing and Insuring lease for a minimum period of six years incorporating a rent review on the third anniversary. Longer leases are available incorporating three yearly rent reviews where applicable.

Rental

£53,000 per annum exclusive

Service Charge

A service charge will be payable, details of which are available from the landlord's agents.

VAT

The rent and service charge will be subject to VAT at the prevailing Rate.

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in any transaction.

Viewing

For further information and viewing arrangements please contact the joint letting agents:

Robin Hanson

Walker Singleton

Direct Line: 01422 430029

E-mail: robin.hanson@walkersingleton.co.uk

Or

Knight Frank

Tel: 0113 2461533

Ref: RH/22521/011209

Walker Singleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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