



Industrial / Trade Opportunity

Quoting Rent
£24,000 per annum

The premises provide the following approximate gross internal floor areas:

Warehouse – 2,828 sq. ft.

Offices/ancillary – 688 sq. ft.

Total – 3,516 sq. ft.

Unit 4, Mitre Court, Cutler Heights, Bradford, BD4 9JY

Trade counter unit located in a popular industrial area of Bradford.

The subject property comprises a trade counter unit with front electronic roller shutter door. The property is available 'to let' by way of a sublease or assignment of the existing lease .

Highlights

- Terraced trade counter unit
- Located close to Bradford City Centre and to the M62
- Eaves height of 6 metres
- 6 parking spaces
- Additional 894 sq ft mezzanine available

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Location

The property is located at Mitre Court on Cutler Heights Lane in Bradford. Cutler Heights is an established industrial location situated off Sticker Lane which forms part of the Bradford ring road, accessed from the M606 via Junction 26 of the M62. The property is within 15 minutes drivetime of the M62 and is 4 km (2.7 miles) to the southeast of Bradford city centre and 15 km (9.1 miles) to the west of Leeds city centre.

It is situated within a terrace of similar industrial units, with neighbouring of which are occupied by the Food Innovation and Production Centre and Norpak.

Specification

- Terraced trade counter unit
- Hipped roof with translucent roof panels
- Eaves height of 6.0 metres
- Haunch height of 5.1 metres
- 4m height, electronically operated level access loading door
- Ancillary block built office accommodation and WCs
- 6 parking spaces on forecourt
- Three-phase power
- Existing 894 sq ft mezzanine to be left in situ or removed as per tenant requirements

Tenure

The property is available 'to let' by way of a sublease or assignment of the existing lease expiring 23rd June 2029.

Accommodation

The premises has the following gross internal floor areas, which have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

Warehouse -	262.8 Sq. m	2,828 sq. ft
Offices -	63.9 Sq. m	688 sq. ft
Total -	326.7 Sq. m	3,516 sq. ft.

Quoting Rent

The quoting rent is £24,000 per annum.

Business Rates

The property has a current Rateable Value of £17,500. The estimated rates payable is £8,960 per annum. Please ensure you make your own enquiries with the Local Authority.

EPC

To be provided upon request.

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