



## Brand new hybrid industrial units 1,980 Sq Ft (183.94 Sq M)

Unit 11, Cutler Heights Business Park, Bradford,  
West Yorkshire, BD4 9AW

- Superb access to both the M606 Motorway and Bradford City Centre
- High quality first floor offices accommodation
- Fully secure estate with 24/7 security
- Allocated car parking provisions

## Location

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

## Description

Cutler Heights Business Park is an established industrial park which will offer brand new units that are able to accommodate a variety of sizes ranging from 1,980 to 3,466 sq. ft, which are connected by a shared yard / parking area.

Each unit has been constructed to a high quality specification and benefits from warehouse / storage space to the ground floor with a 3.3m roller shutter door together with first floor office accommodation.

The units are situated within a fully secure site providing 24/7 security.

## Accommodation

Accommodation	Sq. ft	Sq. m
Unit 11	1,980	184
Unit 12	2,723	253
Unit 13	2,723	253



## Terms

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The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent on application

## EPC

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A copy of the EPC certificates and reports are available on request.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

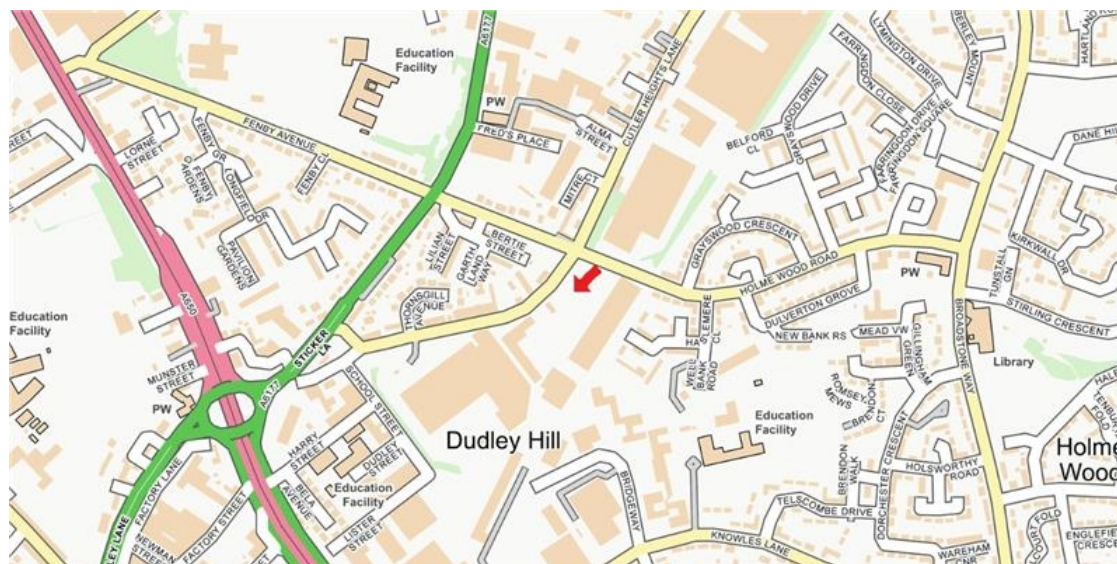
## Viewings

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For further information or to arrange a viewing please contact;

Daniel Walker  
0113 200 3988  
daniel@gvproperty.co.uk

Jonathan Jacob  
0113 285 5984  
jonathan@gvproperty.co.uk



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