



PROPERTY CONSULTANTS

TO LET

Unit 4 Cutler Heights Business Park
Cutler Heights Lane
Bradford
West Yorkshire
BD4 9AW



Fully Refurbished Industrial / Warehouse Premises 838 Sq Ft (77.85 Sq M)

- Good access to the M606 Motorway and Bradford City Centre
- Good sized shared yard and parking area
- Fully secure site with 24/7 security



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.

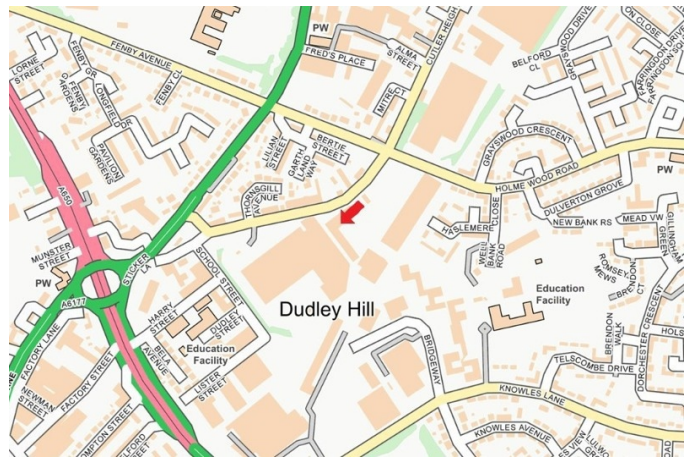
Description

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.

Cutler Heights Business Park is an established industrial location which offers units that are able to accommodate a variety of sizes ranging from 838 to 15,892 sq. ft, which are connected by a shared yard / parking area. The units are situated within a fully secure site providing 24/7 security.

Accommodation

Accommodation	Sq m	Sq ft
Unit 4	77.85	838
Mezzanine	66	710



EPC

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

Legal Costs

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

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management