

Ryden

TO LET

**MODERN 'RECENTLY REFURBISHED'
INDUSTRIAL/WAREHOUSE UNIT
1,175.97 SQM (12,658 SQFT)**

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**UNIT 5, MARRTREE
BUSINESS PARK
BOWLING BACK LANE
BRADFORD
BD4 8TP**

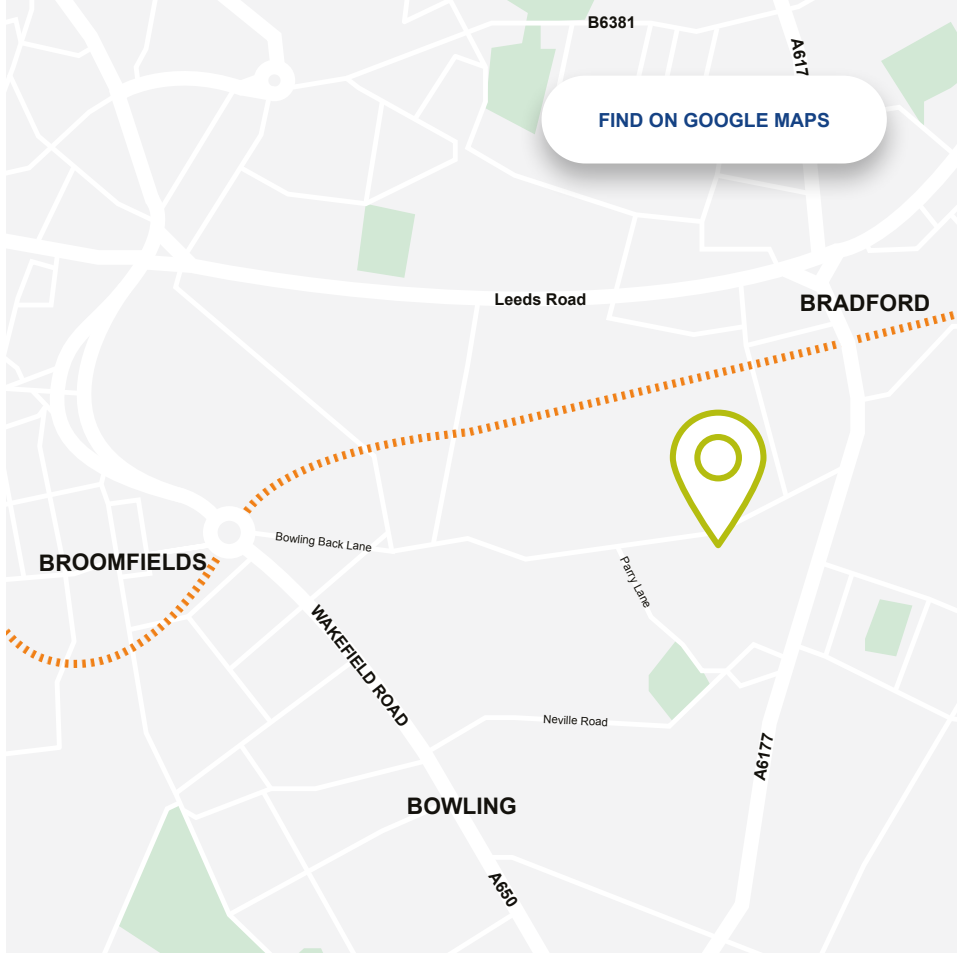
RECENTLY REFURBISHED

**ESTABLISHED
INDUSTRIAL LOCATION**

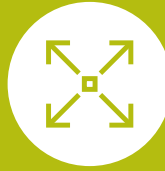
**STRONG TRANSPORT
LINKS TO M62 AND
BRADFORD RING ROAD**

SECURE SHARED YARD

3 PHASE ELECTRICITY



FIND ON GOOGLE MAPS



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 comprises an industrial/warehouse unit being constructed of a steel portal frame with block and metal sheet clad walls and a modern insulated roof incorporating translucent panels. The unit benefits from drive in access and includes a modern office, kitchen and WC facilities.

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE / INDUSTRIAL	1,131.37	12,178
GROUND FLOOR OFFICES	44.59	480
TOTAL APPROX.	1,175.97	12,658

RATEABLE VALUE

£45,000

SERVICES

The property benefits from all mains services.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed having an EPC rating of Band C (64).

VAT

Applicable. Rental and fees are exclusive of VAT if chargeable.

TERMS

The property is available on a new full repairing and insuring lease for a number of years to be agreed.

Rent - £7.00 per sq ft

LEGAL COSTS

Each party to bear their own costs.

**THE ESTATE HAS
CONVENIENT
ACCESS TO
BRADFORD
CITY CENTRE
AND THE M606**



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GET IN TOUCH

Viewing is strictly by appointment with the sole agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **February 2024**

