

# Excellent Modern Industrial/Warehouse Unit

To Let



Unit 2, Pitcliffe Way Industrial Estate, off Upper Castle Street, Bradford  
BD5 7SG

731.4668a (1238064)



# Unit 2, Pitcliffe Way Industrial Estate

off Upper Castle Street, Bradford, BD5 7SG



## Agreement

To Let



## Detail

Industrial



## Rent

On application



## Size

557.41sq m (6,000sq ft)



## Location

Bradford, BD5 7SG



## Property ID

731.4668a (1238064)

**For Viewing & All Other Enquiries Please Contact:**

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Graduate Surveyor

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## Property

The property comprises a single storey steel framed industrial/warehouse unit having single bay insulated profiled metal sheet clad roofing incorporating roof lights.

The walls are clad in facing brickwork with a concrete block inner skin and insulated profiled metal sheet cladding.

Concrete floor with drive in access via two metal roller shutter doors. Offices, kitchenette and ancillary toilet rooms partitioned out.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	557.41	6,000

## Energy Performance Certificate

Rating: D

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Bradford Council  
**Description:** Workshop and Premises  
**Rateable value:** £33,750 From 1 April 2026

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**On application.**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The Pitcliffe Way Industrial Estate is conveniently situated approximately  $\frac{3}{4}$  mile to the south of Bradford city centre midway between Wakefield Road and Manchester Road, both main dual carriageway arterial routes leading south from the city. The estate is within 2 miles of the M606 and the national motorway network.



