

TO LET

MODERN INDUSTRIAL UNITS

- Refurbished Industrial / Warehouse Units To Let
- Access via Ground Level Roller Shutter Doors
- Eaves height of up to 6m
- Excellent access to Bradford City Centre



ENTERPRISE 5 INDUSTRIAL ESTATE
Enterprise Way, Bradford, BD10 8EW

875 – 12,885 sq. ft

**Lambert
Smith
Hampton**

DESCRIPTION

Enterprise 5 offers modern terrace of industrial / warehouse units of steel portal frame construction.

Each unit comprised standard industrial accommodation including open plan warehouse accommodation with ancillary WC facilities.

Access to each unit is via a ground level loading door. Externally, each units benefits from an extensive shared yard and allocated parking.

AVAILABLE ACCOMMODATION

Unit	Gross Internal Area (Sq. Ft)
Unit C3	875
Unit C7	1,612
Unit D1	3,183
Unit D4	1,002
Unit B3 & C5	4,757
Unit C8	1,456



LOCATION

Enterprise 5 offers industrial accommodation circa 2 miles north of Bradford City Centre , and is accessed via Enterprise Way, just off Bradford Road within the Bradford suburb of Idle. The estate is situated adjacent to Enterprise 5 Retail Park which includes occupiers such as Morrisons, Pets at Home, PureGym and Poundland.

Access to the inner Bradford Ring Road is under a mile to the south, which in turn provides access to the M606 and the M62 4 and 6 miles to the south respectively.



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Unit B3 - £24,500

Unit C3 - £8,500

Unit C5 - £12,500

Unit C7 - £12,500

Unit C8 - £11,000

Unit D1 - £23,250

Unit D4 - £9,800

EPC

Unit B3 & C5 - B(47) – valid until 17/09/2035

Unit C3 – B (45) – valid until 25/03/2036

Unit C7 – B (44) – valid until 03/06/2034

Unit C8 – B (50) – valid until 15/10/2034

Unit D1 – B (41) – valid until 23/09/2035

Unit D1 – C (70) – valid until 13/02/2031

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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