

## Proposed Trade Park Development

# To Let

Cutler Heights Lane, Bradford, BD4 9AW



- Proposed new trade park parade fronting onto Cutler Heights Lane
- Opportunity for a number of units – Subject to Planning
- Fronting one of the main link roads in Bradford
- Units from 1,020 sqft to 5,183 sqft

## Location

Located 9 miles West of Leeds; and 2 miles South East of Bradford City Centre. Bradford is the third largest population in Yorkshire extending to 528,000 people.

The proposed development is located within South West Bradford on Cutler Heights Lane a continuation of Dick Lane – a main link road between South Bradford and North East Bradford/Leeds Pudsey etc.

The development is also positioned near to one of the largest residential suburbs of Bradford.

## Description

Fronting onto Cutler Heights Lane the proposed development shall extend up to 11,767 sqft, however this be amended to suit.

The units starting from 1,020 sqft, shall be provided in a shell condition to ingoing tenants, basic specification to include, steel portal frame, facing brick and composite panel elevations and feature picture windows surmounted by a pitched sheet roof. Specific units will have a loading door with a generous eaves height.

At the front there will be ample loading space together with allocated parking.

## Accommodation

The scheme is arranged over ground floor only providing the following approximate gross internal floor areas:

Unit 1	1,020 sqft	(94.8 sqm)
Unit 2	1,020 sqft	(94.8 sqm)
Unit 3	1,530 sqft	(142.1 sqm)
Unit 4	5,183 sqft	(481.5 sqm)
Unit 5	3,014 sqft	(280.0 sqm)

## Tenure

The units are offered on a leasehold basis. Price and lease terms available upon application.

## Rateable Value

The newly created units will be assessed upon for rating purposes upon completion of the works/occupation.

Interested parties are advised to make enquiries with the Local Authority (City of Bradford Metropolitan District Council - 01274 431000).

## Planning

The development is subject to planning.

## Service Charge

A service charge is to be levied to cover repairs and maintenance to common parts. The service charge shall be budgeted on a pro-rata basis shared between all units, further details on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction

## EPC

The property has no current energy performance rating but will be assessed post completion of the developer's works.

## VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

## Viewing and Further Information

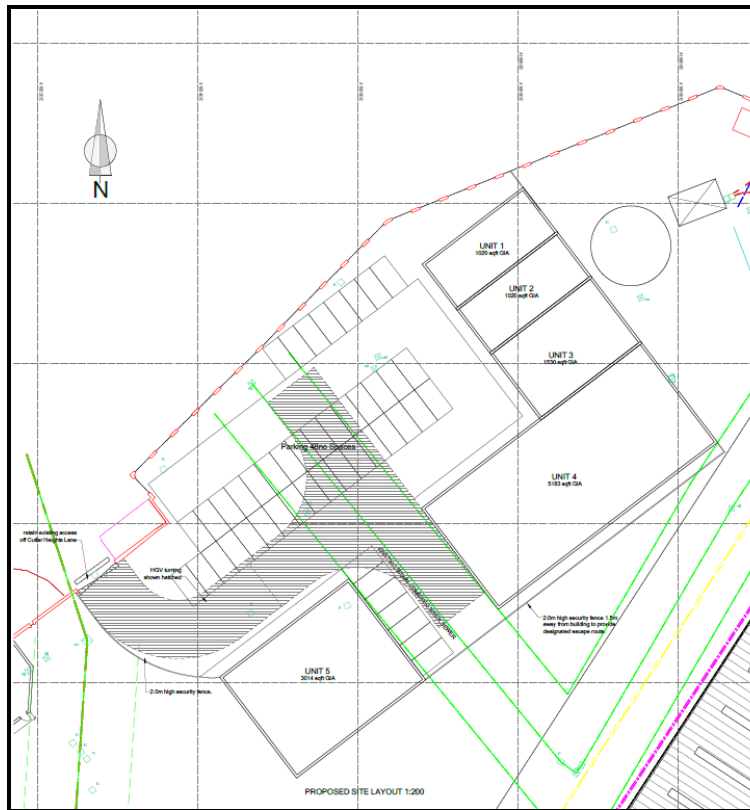
All viewings are strictly by prior appointment:

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Leeds  
LS1 2QH

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Subject to Contract

Nov 2019

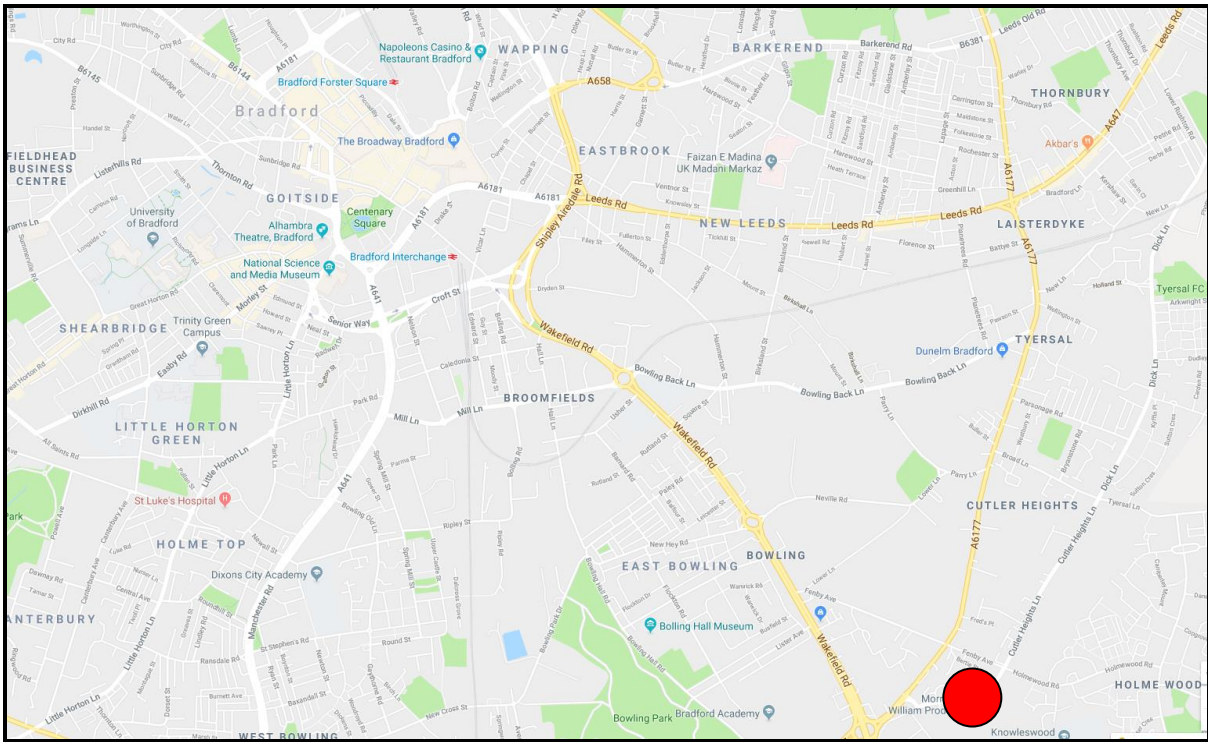


Above & Below: An indicative site layout plan for the development

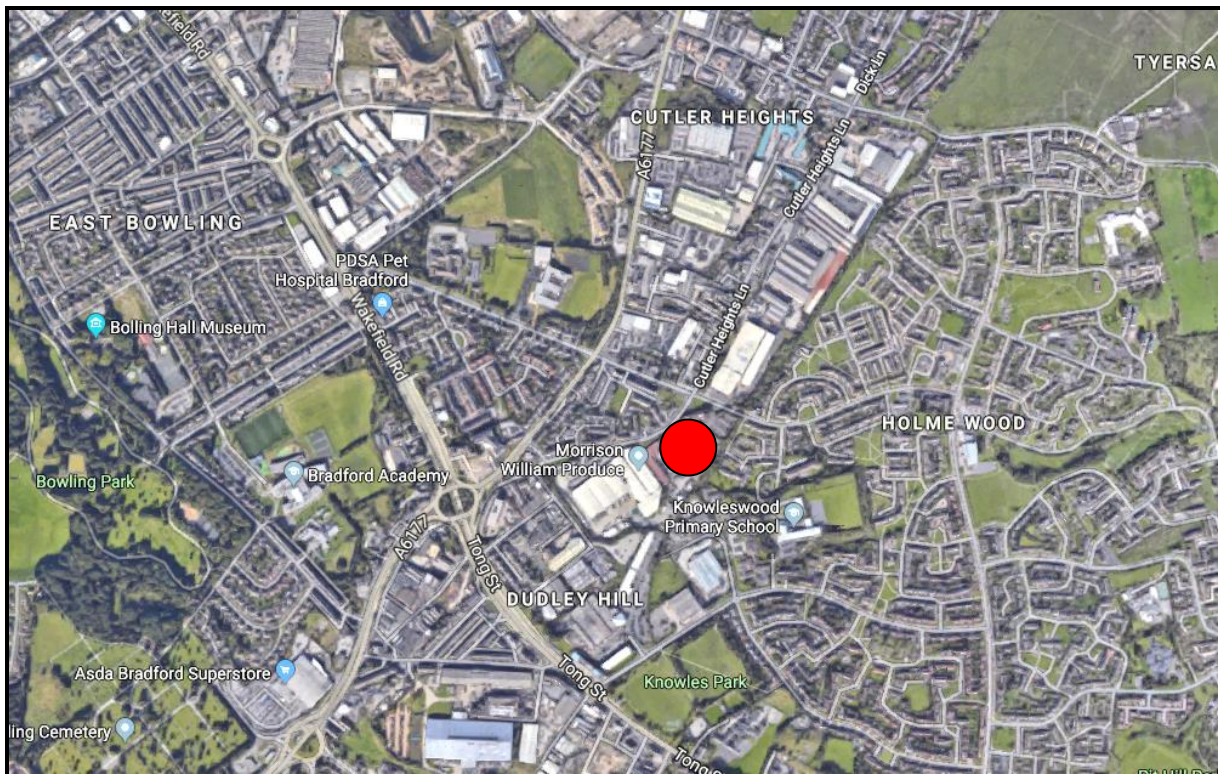


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