

On the Instructions of



BRADFORD BD10 8EW

Enterprise 5 Retail Park, Bradford Road



Location

The available units are situated in the covered retail mall adjacent to the **Morrisons** food store with other occupiers in close vicinity including **Specsavvers, Clinton Cards, Santander, Idle Travel** and **Rowlands Pharmacy** and **Peacocks**.

The **Morrisons** store comprises some 10,544 sq m (113,500 sq ft) together with petrol filling station and large free car park. Other major occupiers include **DFS, Wickes, and McDonald's**.

The development is situated on the eastern side of Bradford Road, a short distance to the north of the Five Lane Ends roundabout and some 2.5 miles to the north east of the city centre.

Description

The available properties comprise lock up kiosk units.

Rating

We are verbally advised the Rateable Values for the units are:

Unit R2	£6,900
Unit R3	£6,600
Unit R5	£4,250

The UBR for 2011/2012 is 42.6p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes although we confirm the assessments for all the units are currently subject to appeal.

Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
R2	38.36	413
R3	26.94	290
R5	23.23	250

In addition to the above a number of storage/workshop units are available from 30.19 sq m (325 sq ft) to 57.60 sq m (620 sq ft).

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenants.

Terms

The units are available to let by way of lease terms to be agreed at the following rentals:

Unit R2	£6,300 per annum
Unit R3	£4,350 per annum
Unit R5	£4,000 per annum

Either party will have the ability to determine the lease on a minimum of 28 days written notice.

The above rentals are inclusive of service charge and building insurance although separate electricity and water charges are levied for each unit at an annual equivalent rate of £130 for electricity and £90 for water.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

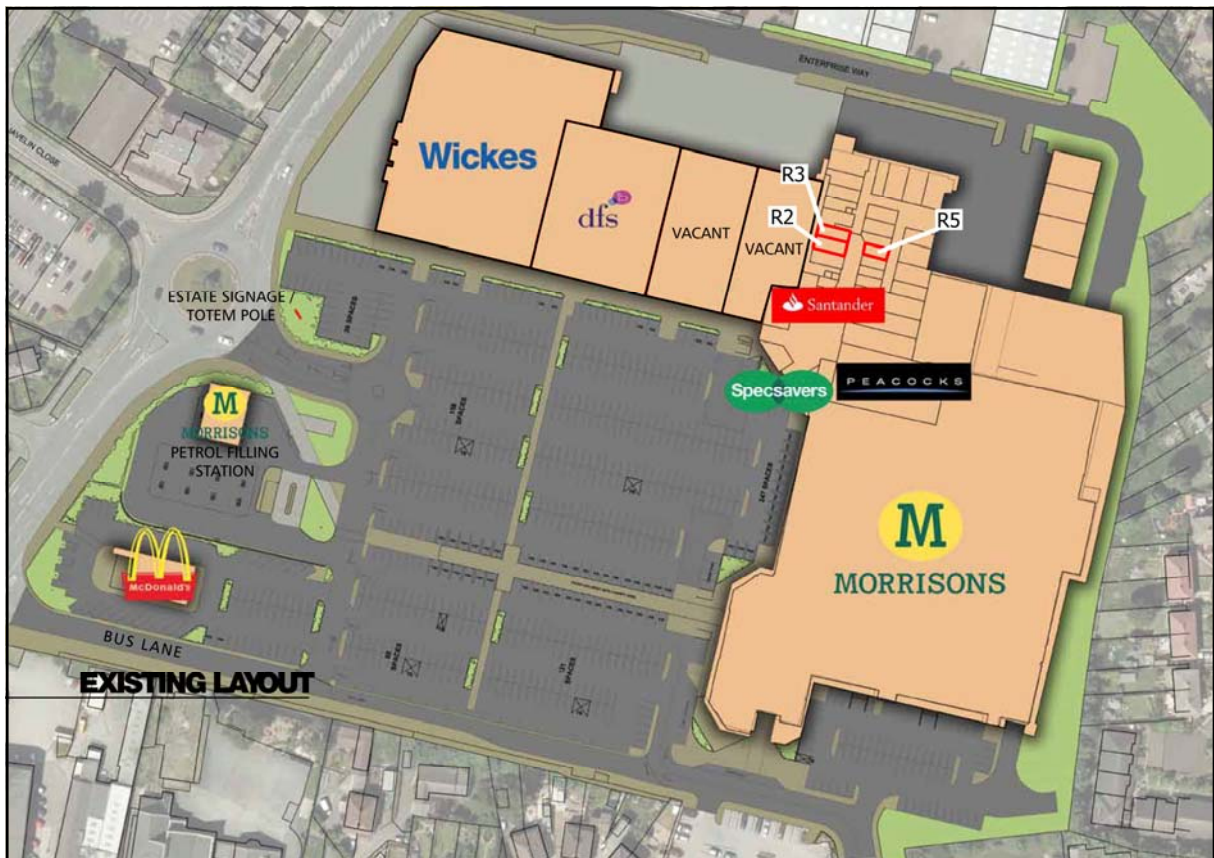
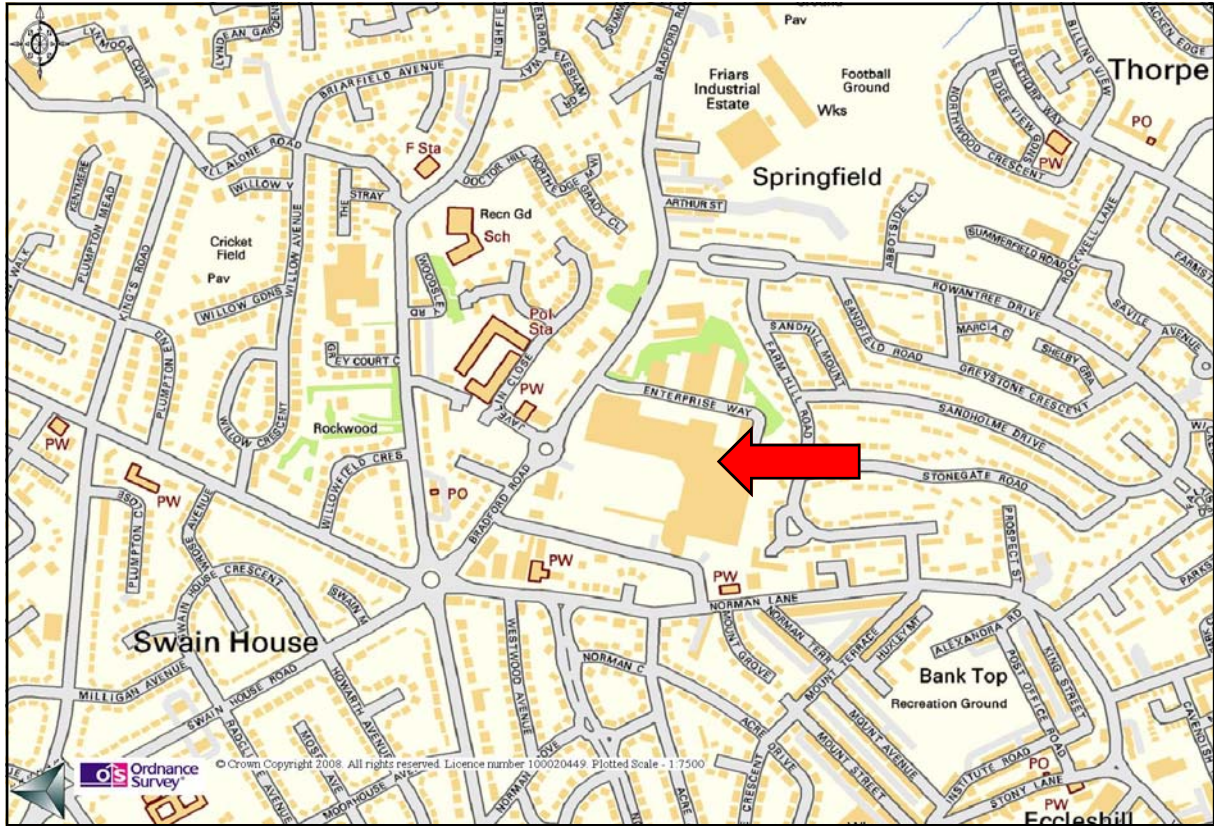
Viewing

Strictly by appointment through joint agents.

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