

## TO LET

### Unit 2 Four Lanes Business Park

Cemetery Road  
Bradford  
BD8 9RY

- Modern single storey industrial/warehouse unit
- 574.10m<sup>2</sup> (6,180 sq ft)



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## Unit 2, Four Lanes Business Park Cemetery Road, Bradford, BD8 9RY

- **Modern single storey industrial/warehouse unit**
- **574.10m<sup>2</sup> (6,180 sq ft)**

### Location

Four Lanes Business Park is situated in a predominantly commercial area fronting onto Cemetery Road which links directly with the main B6145 Thornton Road and the Bradford Outer Ring Road. Bradford City Centre is located approximately one and a half miles to the East.

The Business Park is accessed by turning onto Wallis Street, off Cemetery Road, and then bearing left onto Barnes Road.

### Description

Four Lanes Business Park comprises four modern single storey industrial/warehouse units constructed with solid concrete floors and steel portal frames which are clad in cavity block work and lined reconstituted stone with profiled plastic coated metal sheet cladding above.

The unit provides open plan accommodation with an eaves height of approximately 5.0m (16 ft). Drive-in access is provided by way of an electrically operated steel 'up and over' shutter door of approximately 4.5m (h) x 4.5m (w). The unit also benefits from halogen box lighting and roof lights throughout. There is also a heated private office and two store rooms along with a kitchen and male and female w/c facilities.

There are designated and visitor parking facilities as well as a communal loading area.

### Accommodation

The total approximate gross internal floor area is:

Unit 2	574.10m <sup>2</sup>	6,180 sq ft
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NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

### Services

The unit benefits from all mains services to include 3-phase electricity, gas, water and mains drainage. Heating to the unit is provided via four gas Ambi-Rad heaters.

Please note that we have not tried or tested any of these services and that it is therefore left up to any interested parties to satisfy themselves as to their condition and suitability.

### Business Rates

Under the 2005 Rating List the premises have been assessed for Business Rates as follows:

**Rateable Value: £26,000**

The current rate payable in the pound for the year 2009/10 is 48.5p.

### VAT

The rent quoted is exclusive of any VAT which the landlord may choose or have a duty to impose.

### Terms

The premises are offered to let by way of a new full repairing and insuring lease for a term to be agreed.

### Rental

**£28,000 per annum exclusive payable quarterly in advance.**

### Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs.

### Viewing

For further information and viewing arrangements please contact the joint agents:

#### Robin Hanson

Walker Singleton

Direct Dial: 01422 430029

E-mail: [robin.hanson@walkersingleton.co.uk](mailto:robin.hanson@walkersingleton.co.uk)

Or

Eddisons

Tel: 01274 734101

Ref:RH/19266/080909

**Walker Singleton**  
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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