

Industrial

17 GREAT RUSSELL COURT | FIELDHEAD BUSINESS PARK

Great Russell Court, Bradford, BD7 1LW



17 GREAT RUSSELL COURT | 3,534 SQ FT

Industrial unit with Office Accommodation

Located in Fieldhead Business Park, 17 Great Russell Court is a newly refurbished industrial unit offering a flexible workspace with office accommodation, WC facilities, and 24-hour access. The unit benefits from on-site security, a secure estate, and a turning circle for ease of vehicle movement, making it ideal for a variety of business operations. With convenient access to major road networks, including Thornton Road (B6145), Manchester Road (A641), and the motorway links, this unit is a prime opportunity for businesses seeking a well-connected and secure industrial space.

Lease Type

New



Unit Summary

- Office Accommodation
- Turning Circle
- 24 Hour Access
- Flexible Space
- Secure Estate
- On-Site Security

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,100.00	£8.23
Rates	£6,750.00	£1.91
Maintenance Charge	£9,200.00	£2.60
Insurance	£706.80	£0.20
Total Cost	£45,756.80	£12.95

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0300078

+44(0) 808 169 7554

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Location

Situated a short distance from Thornton Road (B6145), which in turn provides convenient access to Bradford City Centre (approx ½ mile away), Manchester Road (A641) and the motorway links.



Road
A461: 1 mile



Airport
Leeds Bradford airport: 8 miles



Rail
Bradford: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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