

NorthCap

TO LET

3,534 TO 7,068 SQ FT (328.32 TO 656.64 SQ M) 17

Modern Industrial/Warehouse Units - Available Immediately - Fully Refurbished - To Let

Fieldhead Business Park

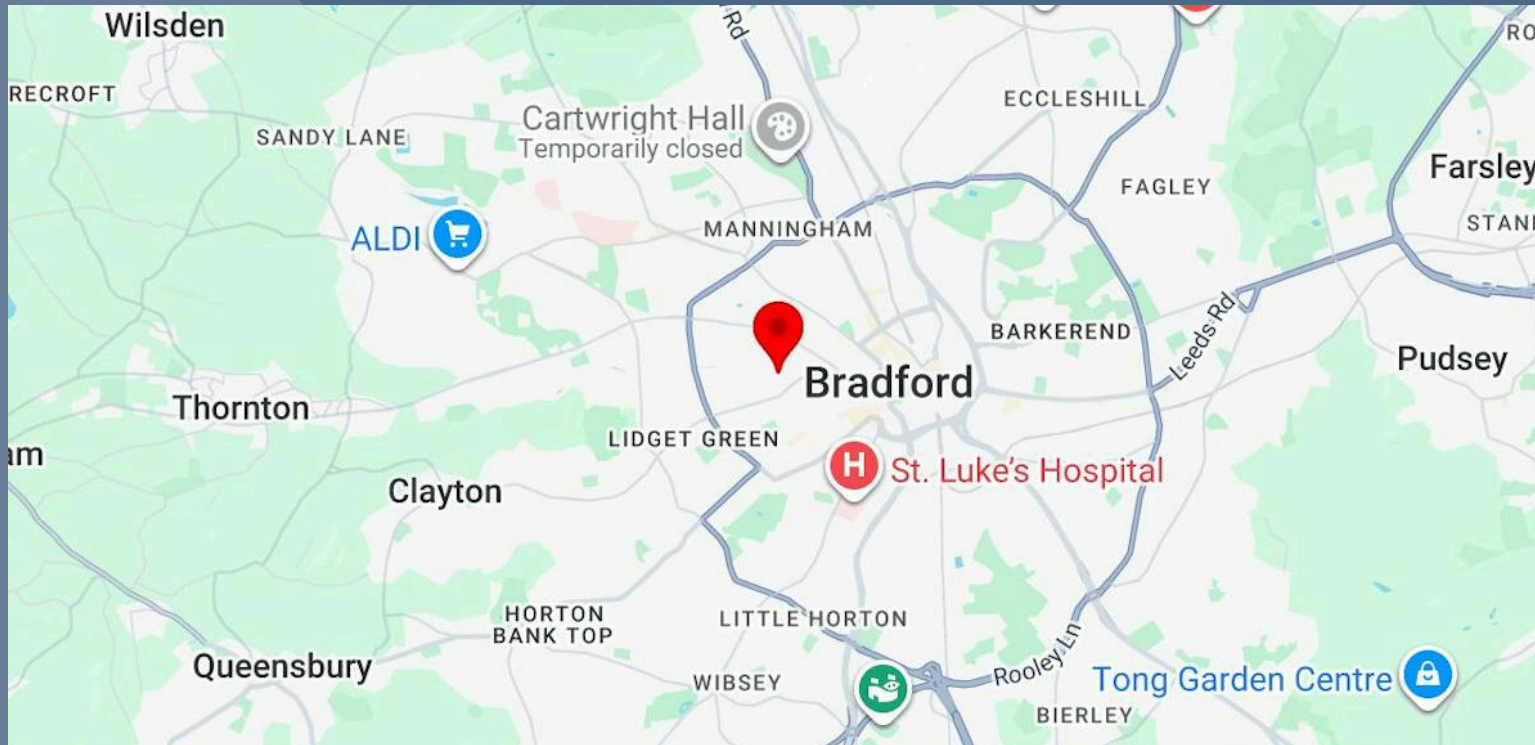
Great Russell Court | Fieldhead Business Park | Bradford | BD7 1LW



TO LET

Modern Industrial/Warehouse Units - Available
Immediately - Fully Refurbished - To Let

- ▶ Fully refurbished Industrial/Warehouse Units
- ▶ 24 hour security on site
- ▶ Ability to combine two units
- ▶ LED Lighting
- ▶ Fully secure site
- ▶ Large shared yard areas
- ▶ Integral office accommodation
- ▶ Available Immediately



Located a short distance from Thornton Road (B6145), which in turn provides convenient access to Bradford City Centre, Manchester Road (A641) and the motorway links. Situated just ½ mile from Bradford city centre, the park benefits from excellent transport connectivity. The A641 and motorway links are easily accessible and located less than 1 mile away.

Leeds Bradford Airport is only 8 miles away, ensuring strong regional and national connections. Bradford Train Station is just 1 mile from the estate, providing convenient commuting options for staff and easy freight transport links.

Fieldhead Business Park is a thriving mixed-use commercial estate, offering modern refurbished industrial and office accommodation in a secure and well-maintained environment. The estate features dedicated car parking, a common yard area for easy loading, and attractive landscaping, making it an ideal location for a range of businesses.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 17	3,534	328.32	Available
Unit - Unit 19	3,534	328.32	Available
TOTAL	7,068	656.64	



DESCRIPTION

Units 17 and 19 Great Russell Court are newly refurbished industrial units offering a flexible workspace with office accommodation, WC facilities, and 24-hour access. The units are located on the popular Fieldhead Business Park, which benefits from on site 24 hour security.

The units have been fully refurbished to include; full redecoration, LED lighting throughout, new carpets within the office. The units can be combined to create a larger unit of 7,068 sq ft.

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.



Secure Yard



On-Site Security



Eaves Height (M): 4.5



Warehouse Lighting



Car Parking



Loading Doors (Surface Level): 2



TERMS

The units are available to lease individually or can be combined. Available on new Internal Repairing Insuring lease terms to be agreed. Quoting rent is £10.83 psf and this is inclusive of maintenance charge.

VAT

Applicable

BUSINESS RATES

Rateable Value: £14,000

Rates Payable: £0.99 per sq ft

SERVICE CHARGE

£9,200 per annum

RENT

£27,000 - £54,000 per annum

CONTACT



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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 May 2026



GALLERY