Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 18 Cufaude Business Park

Cufaude Lane, Bramley, RG26 5DL

Industrial/warehouse unit

4,087 sq ft

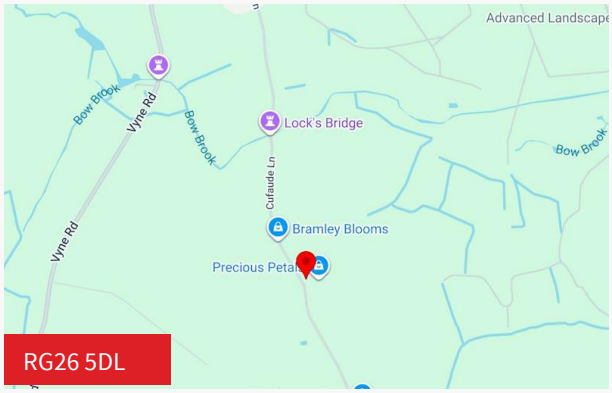
(379.69 sq m)

- Available from 14th December 2026
- Fully refurbished
- Electric roller shutter door
- Front parking and loading area
- 3 phase power supply
- Without prejudice
- Secured/gated facility

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Summary

Available Size	4,087 sq ft
Rent	£49,250 per annum
Rates Payable	£16,956 per annum
Rateable Value	£39,250
Service Charge	£2,338.44 per annum
EPC Rating	D (89)







Description

The subject property is a industrial/warehouse unit, with a front-loading area and car parking to the right-hand side of this area. The subject property will be refurbished with the scope of refurbishment works to be confirmed. There is a separate entrance door to access the kitchenette area of the warehouse and there is an electric shutter door (approx. 3.864m wide x 4.962m high) which allows for deliveries to be delivered into the warehouse. The property has an eaves height of 5.09m to the underside of the haunch. There is a rear fire exit door, a kitchenette and there will be 2 toilets. The property has a 3-phase power supply and there is a shared accessway as you enter the site from Cufaude Lane and then drive past Units 16 and 17.

Location

The subject property is located in Cufaude Business Park in Bramley, which is accessed off Cufaude Lane and located approximately 5 miles from J6 M3.

Terms

A new Full Repairing and Insuring lease for a term to be agreed with the landlord.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting. Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Photos

The images reflect the anticipated refurbished state of the property by 14th December 2026. It is important to note that the photos on the marketing details are produced only as indicative photos.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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