



Unit 2 Marrtree Business Park, Bowling Back Lane, Bradford, BD4 8QE

Industrial unit in an excellent location, benefiting from a generous yard area (undergoing refurbishment).

40,396 sq ft (3,752.91 sq m)

- Refurbishment ongoing - Available Q4 2026
- LED lighting throughout
- Excellent location
- large yard area
- X2 level loading doors
- Offices can be altered to suit occupier needs

Summary

Available Size	40,396 sq ft
Rateable Value	£113,000
Service Charge	N/A
VAT	Applicable
Estate Charge	£0.43 per sq ft
EPC Rating	D (89)

Description

A well-presented industrial unit, currently undergoing refurbishment, benefiting from internal offices, kitchen and W.C. facilities and an external yard area.

Note: the office layout and size can be altered to suit an occupiers requirements.

Specification (following refurbishment);

- X2 level loading doors
- Yard area within a large private estate
- Solid concrete floor throughout
- LED lighting to warehouse and offices
- Fitted offices with Kitchen and W.C facilities

Location

The property is located within an established mixed-use commercial and industrial area of Bradford, accessed from Bowling Back Lane.

The property benefits from good access to the local Bradford road network, with Sticker Lane and Bowling Back Lane providing connections towards Bradford and the surrounding employment areas. Bradford city centre is approximately 2 km to the west, while Bradford Interchange railway station is approximately 2 km away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	36,528	3,393.56	Available
Ground - Office	3,868	359.35	Available
Total	40,396	3,752.91	

Terms

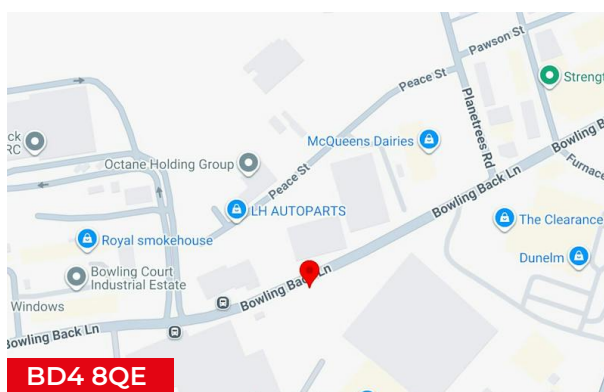
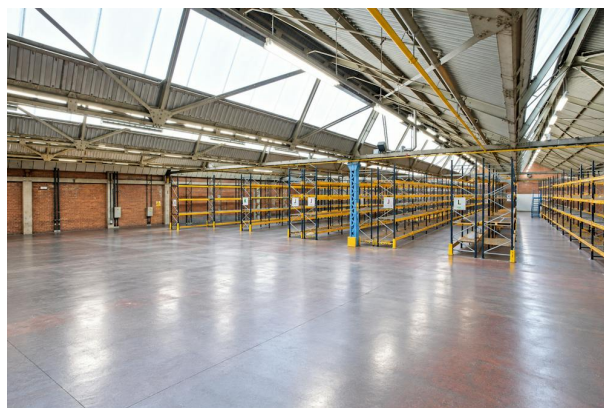
Available on a new Fully Repairing & Insuring lease for a term to be negotiated. Quoting rent is available on request.

Anti Money Laundering

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

Legal Fees

Each party to bear their own costs in connection with the transaction.



Viewing & Further Information



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