



UNIT E3 / E4 ENTERPRISE WAY, BRADFORD, BD10 8EW

LOCATION

E5 Retail Park is an established Retail/Leisure/Multi-let industrial location destination, located just off Bradford Road and within a couple of miles of 'Five Lane Ends'.

The retail and leisure elements are under separate ownership and continue to trade successfully. However, at the rear of the Morrisons Store are a handful of modern industrial units which are seldom available.

ACCOMMODATION (MAY SPLIT)

Arranged with the benefit of shared parking to the front and a modern electric roller shutter. The unit is arranged on ground floor only with the following approximate dimensions and areas:

Ground floor Warehouse	2,926.17sqft	271.85sqm
Ground Floor office	243.69sqft	22.64sqm
Total	3,169.86sqft	294.49sqm

The unit benefits from an enclosed fitted kitchen and a single modern wc as well as an office unit but the partitioning is not structural and could be amended to suit specific requirements.

TERMS

Available by way of a new 10 year with a 5 year tenant only break clause.

RENT

£10 per sqft

SERVICE CHARGE

Please make your own enquiries.

RATES

Interested parties should verify the rateable value and confirm any transitional surcharge or relief with Bradford Council Business Rates Department (Tel: 01274 437744).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

EPC

Attached

VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith:

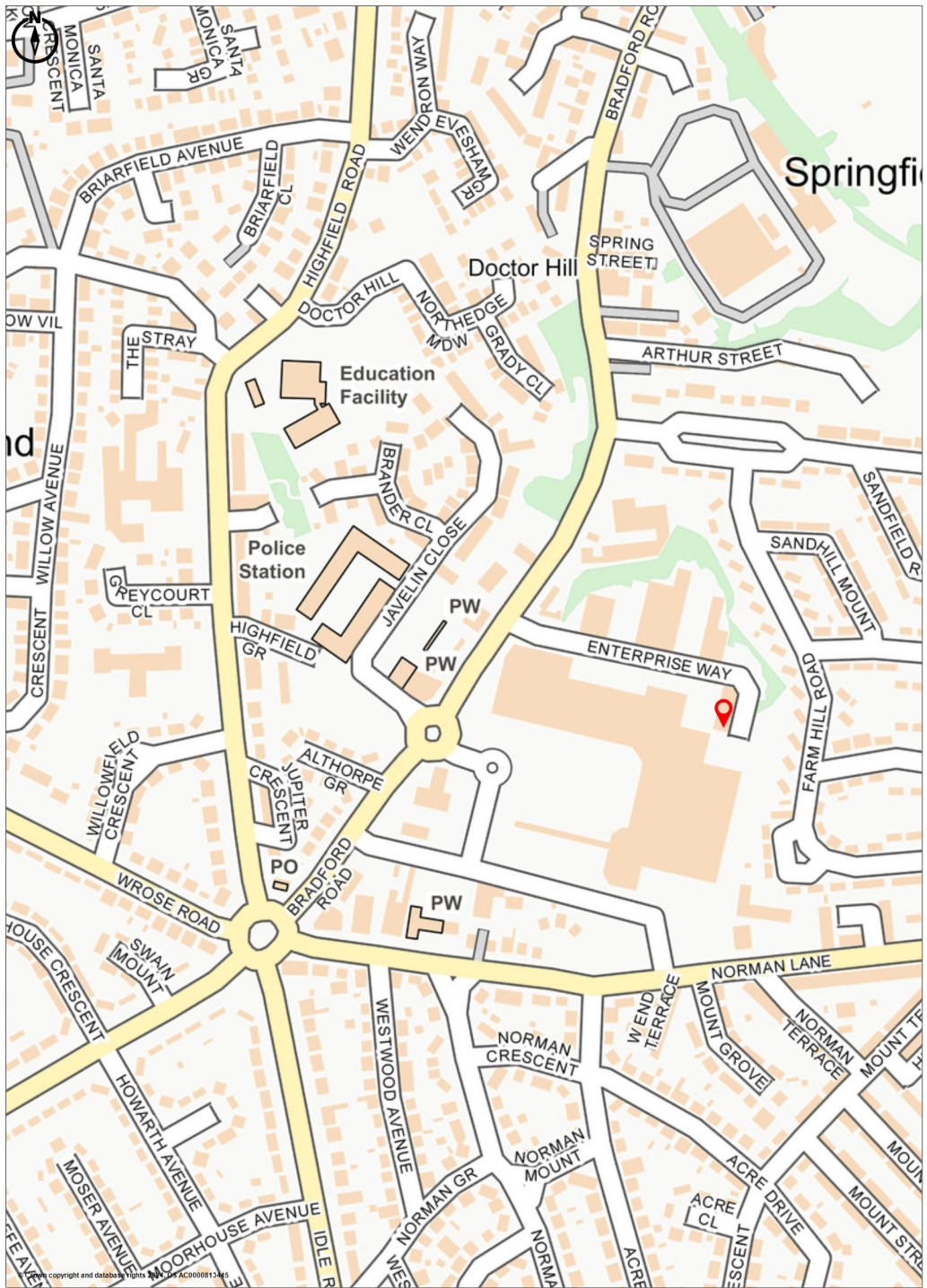
Dresler Smith (Tel: 0113 245 5599).

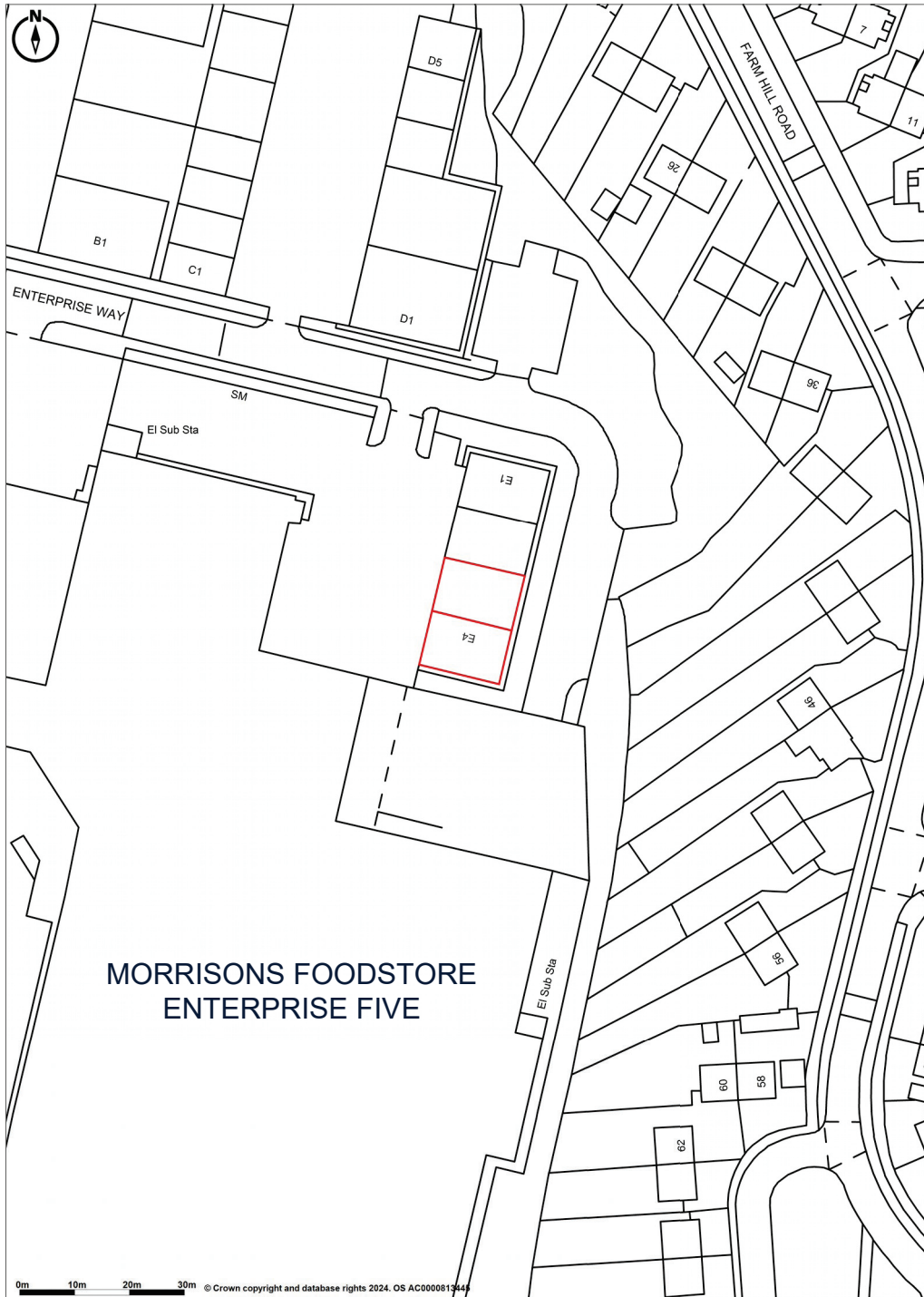
Contact: David Dresler

davidd@dreslersmith.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

DATE OF PARTICULARS: JUNE 2024





**MORRISONS FOODSTORE
ENTERPRISE FIVE**

Promap
LANDMARK INFORMATION

© Crown Copyright and database rights 2024. OS AC0000813445
Plotted Scale - 1:1250. Paper Size – A4

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy performance certificate (EPC)

Unit E3-E4 Enterprise Way Bradford Road BRADFORD BD10 8EW	Energy rating	Valid until:	31 July 2024
	D	Certificate number:	0191-2634-8330-1000-7403

Property type	D1 Non-residential Institutions - Community/Day Centre
Total floor area	258 square metres

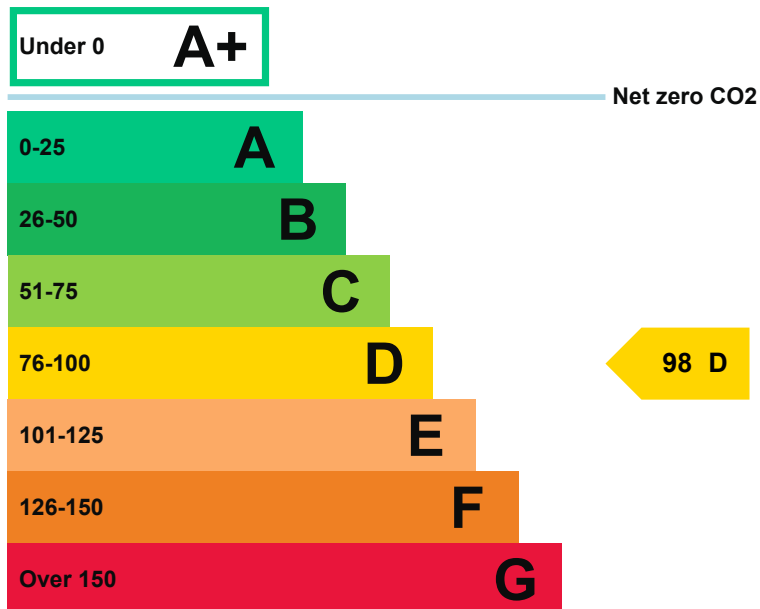
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings: