



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

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

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

- Large yard area
- X2 level loading doors
- Offices can be altered to suit occupier needs
- LED lighting throughout
- Excellent location
- Refurbishment ongoing - Available Q1 2027

Summary

Available Size	40,396 sq ft
Rateable Value	£113,000
Service Charge	£0.43 per sq ft
VAT	Applicable
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);

- 4.4m minimum eaves
- 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

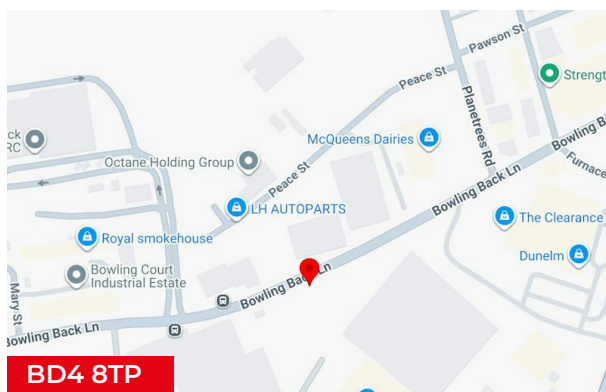
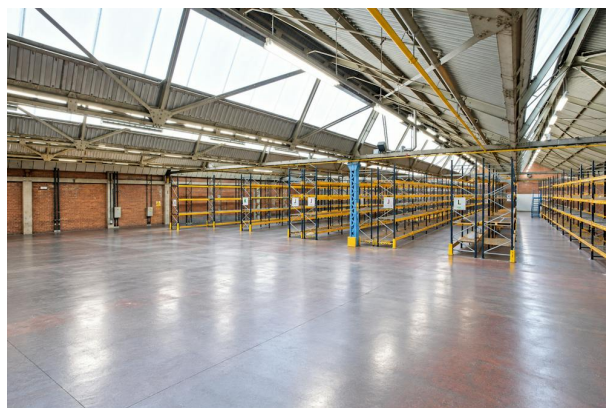
Available on a new Fully Repairing & Insuring lease for a term to be negotiated. Quoting rent is available on request.

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



Simon Dove

0113 457 5550 | 07527 388054
simon.dove@dhpproperty.co.uk



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/09/2026



0113 245 0550
dhpproperty.co.uk

