

TO LET
SUPERB MODERN OFFICE
ACCOMMODATION


Eddisons



UNIT D, BRADFORD BUSINESS PARK, 5 KINGSGATE,
CANAL ROAD, BRADFORD, BD1 4SJ

RENTAL – UPON APPLICATION

- \ Prominent location.
- \ High quality specification.
- \ Established and popular business park.

AVAILABLE SPACE
289.49m² (3,115sq ft)



LOCATION

Bradford Business Park is superbly situated overlooking Canal Road approximately 1 mile from Bradford city centre. Canal Road is the main Shipley Airedale Road into Bradford city centre from the northern commuter belt of Ilkley, Otley, Menston, etc and links into the new Inner Ring Road which provides excellent and easy access to the M606, M62 etc.

Nearby occupiers include Yorkshire Bank, Raven Computers, Bosideng (Greenwoods Menswear) and Shorts Lifts.

DESCRIPTION

The subject premises are situated on the second floor of a modern, purpose built office block.

The accommodation is generally open plan in nature with a partitioned out meeting room and kitchen facilities, with specification features to include:-

- Raised access floors
- Modern suspended ceilings
- LG3 compatible lighting
- Passenger lift
- High quality carpeting
- Toilet facilities on each floor
- Full disabled access and facilities

	M ²	SQ FT
Office	222.52	2395
Kitchen	16.96	182
Boardroom	38.05	409
Archive Stores	11.96	129
Total	289.49	3,115

The premises are set within a substantial, mature, attractive environment and the suite will come with some dedicated car parking with further spaces available to lease in an overspill car park close by.

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £41,250

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let upon a new effective FRI lease.

Rental – upon application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / shazad.mahmood@eddisons.com

JUNE 2016
SUBJECT TO CONTRACT
FILE REF / 731.3675A

For more information, visit eddisons.com/property
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