



To Let

3,013 - 9,324 Sq Ft
Leasehold

Unit D
Bradford Business Park
Canal Road
Bradford BD1 4SJ

- Raised access floors
- Flexible open plan accommodation
- Suspended ceilings
- Good parking provisions

Agency | Consultancy | Development | Investment | Valuation

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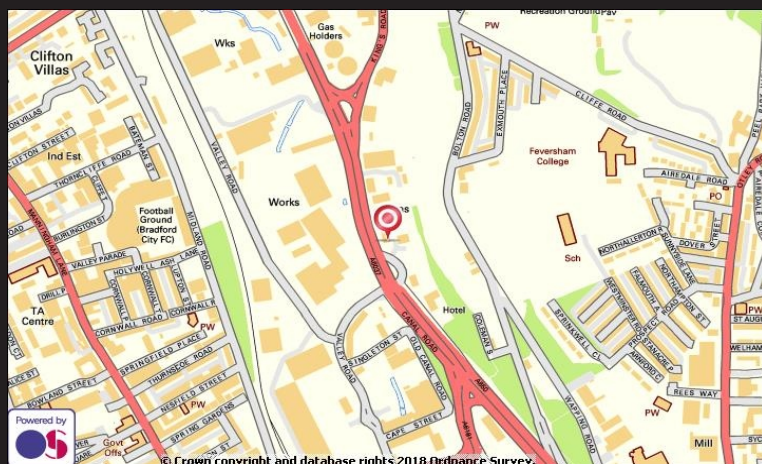
w: dhp.org.uk

e: advice@dhp.org.uk



Location

Situated on Bradford Business Park approximately 1 mile from Bradford city centre overlooking Canal Road. Canal Road is the main thoroughfare to the city centre from the north and links to the inner ring road providing convenient access to the M606 and the M62 motorways. Being north of the city, the property is easily access by commuter towns of Shipley, Ilkley and Otley. Nearby occupiers include Ibis Hotel, Farnell Land Rover, Tesco, Staples and Currys PC World.



Description

The property comprises a three story semi detached office building surrounding a landscaped courtyard. The available offices benefit from the following specification;

- Raised access floors
- Suspended ceilings
- Flexible open plan accommodation
- Passenger lift
- Good parking provisions
- Fully DDA compliant

Offices are available from 3,013 sq ft for one floor up to 9,324 sq ft for the entire building.

Accommodation

Offices available from 3,013 SQ FT (279.95 SQ M) up to 9,324 SQ FT (866.23 SQ M)

Use

B1 - Office Use.

Business Rates

The rateable value for Unit D is £95,250.

Tenure/Terms

The office is available as a whole or as individual floors on terms to be agreed.

EPC

The EPC rating for this property is B.

VAT

All prices quoted are exclusive of VAT which may be in addition to the rent.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with the transaction.

Further Information and Viewing Arrangements

For further information, or to arrange a viewing, please contact the sole agents, Dove Haigh Phillips.

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