



Inspire Bradford Business Park Newlands Way, Bradford, BD10 0JE



TO LET

**First Floor Office Suites of 25 sq. m. (269 sq. ft.)
& 10 sq. m. (108 sq. ft.)**

**RENTALS: Suite 1 - £225 Per Calendar Month
Suite 3 - £540 Per Calendar Month**

Inspire Bradford Business Park, Newlands Way, Bradford, BD10 0JE

LOCATION

The business park is located approximately 2 miles north east of Bradford City Centre within the suburb of Eccleshill. The site is located just off Newlands Way being accessed via Harrogate Road (A658), close to Holybrook Primary School and Eccleshill NHS Treatment Centre. The location also gives easy access to Leeds via the A6120 Ring Road and also the motorway network via the M606 and M62.

DESCRIPTION

Inspire Bradford Business Park was constructed in 2011/2012 with an emphasis on sustainability and the environment and offers 14 serviced offices and 14 industrial/work space units all constructed using the latest environmental technology. The available offices and workspaces are located within 2 separate detached buildings with ample tenant surfaced car parking situated throughout the site. The site also benefits from CCTV surveillance and overnight security.

ACCOMMODATION

Suites 1 & 3 are both currently available, each being situated on the first floor and benefit from raised access floors, suspended ceilings with recessed lighting, full carpeting etc.

Suite 1 extends to approximately 10 sq. m. (908 sq. f.) and Suite 3 to approximately 25 sq. m. (269 sq. ft.).

Externally, Suite 1 has 1 allocated parking space and Suite 3 has 2 allocated parking spaces. Visitor parking is also available on site.

BUSINESS RATES

Office Suite 1 has a Rateable Value of £990
Office Suite 3 has a Rateable Value of £2,400

The Uniform Business Rates for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

RENTAL

Suite 1 - £225 per calendar month
Suite 3 - £540 per calendar month

The rent includes utilities, service charges, insurance etc.

LEASE

Each of the suites are available to let on a new effective full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

VAT

VAT will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Office Units

Energy performance asset rating: A - 22

VIEWING

Strictly by prior appointment with the letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(August 2018 – 4338/CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049