



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



TO LET

First Floor Office Suite of 25 sqm (269 sqft)

**RENTAL: £6,500 Per Annum (Plus VAT)
Inclusive of Utilities & Service Charge**

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

Office 3 is currently available on the first floor and offers open plan office accommodation of approximately 25 sqm (269 sqft) and benefits from raised access floors, suspended ceiling with recessed lighting, full carpeting etc

Externally there are 2 allocated car parking spaces within the on-site car park.

BUSINESS RATES

The office suite has a Rateable Value of £3,150.

The Uniform Business Rates for 2016/2017 is 49.7 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

£6,500 per annum (plus VAT).

The rent includes utilities, service charges, insurance etc.

LEASE

The property is 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

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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.

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