



**Park View Business Centre
Wibsey Park Avenue
Bradford. BD6 3QA**



TO LET

**Modern Self-Contained Office Facilities
With Substantial On-Site Car Parking
838.50 sqm (9,026 sqft)**

RENTAL: £50,000 Per Annum

Park View Business Centre, Wibsey Park Avenue, Bradford, BD6 3QA

LOCATION

Situated approximately 3 miles south-west of Bradford City Centre, the property forms part of Park View Business Centre which has frontage to and access from Wibsey Park Avenue close to its roundabout junction with the B6380 Fair Road.

The M606 Motorway link is only 1½ miles to the east and the area is well served by public transport with the majority of essential amenities within close proximity.

DESCRIPTION

The property forms part of the established mixed use Park View Business Centre and comprises a lower ground floor rectangular shaped unit which has in recent times undergone significant modernisation.

The unit benefits from suspended ceiling integral lighting, carpeting throughout and offers a mix of mostly open plan and private office facilities which are DDA compliant. It also benefits from secure on-site car parking for in excess of 30 motor vehicles.

ACCOMMODATION

Independent canopied entrance with platform lift leading to:

Open plan modern office facility which has been sub-divided to create a mix of private office facilities, boardroom, coms room, kitchen plus WC facilities to include disabled 828.27 sqm (8,916 sqft)

External

Separate shower block and WC facilities --- ---

Surfaced on site car parking for in excess of 30 motor vehicles

SERVICES

The property benefits from provision of the majority of mains services to include electric, water and mains drainage.

Full air conditioning system (cooling/heating) is provided from ceiling mounted cassettes and the property further benefits from a modern fire alarm and security alarm system, plus intercom access and Cat 5 cabling with an on-site coms room.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their suitability and condition.

OUTGOINGS

We understand the property is assessed for Uniform Business Rates as follows:-

Description: Offices and Premises
Rateable Value: £43,250

The Uniform Business Rate for 2017/2018 is 47.9 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 91

TERMS

The property is available to let by way of a new effective full repairing and insuring lease recovered by way of a service charge for a term to be agreed – minimum 3 year period envisaged.

RENTAL

£50,000 per annum paid quarterly in advance.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability.

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

Robert Allan – Tel: 07738 801832

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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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