



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



TO LET

**Substantial Industrial/Warehouse Facilities
With On-Site Car Parking and Yard Area
6,567.98 sqm (70,698 sqft)**

RENTAL: £85,000 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 Business Centre and comprises a ground and first floor warehouse facility which offers virtually clear span accommodation with an internal eaves height of between 3.66 m (12 ft) and 4 m (13 ft).

Each floor is of a solid construction throughout and tailgate loading facilities are provided to one end via 2 roller shutter doors of approximately 3.7 m (12 ft) and 4 m (13 ft) wide with additional drive-in loading facilities accessed from a 4.4 m (14 ft) wide roller shutter door. The unit benefits from a full automated conveyor system allowing the transfer of boxed items between each level and throughout.

Externally the property benefits from surfaced service yard and car parking for 15 motor vehicles.

ACCOMMODATION

Ground Floor

Workshop/Warehouse Facilities 4,215 sqm (45,370 sqft)

First Floor

Storage/Warehouse Facilities 2,352.98 sqm (25,327 sqft)

Approx. Total Gross Internal Floor Area

6,567.98 sqm (70,698 sqft)

SERVICES

The property benefits from the provision of all mains services to include 3-phase electric, water and mains drainage.

Heating is provided to each level via a number of ceiling mounted gas blow heaters or similar. A 980kg lift provides access between each level and there is a fully automated conveyor system allowing the transfer of smaller type equipment throughout the property and between each level.

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

OUTGOINGS

We understand the property currently forms part of a larger hereditament and will require reassessment on occupation.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

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

£85,000 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

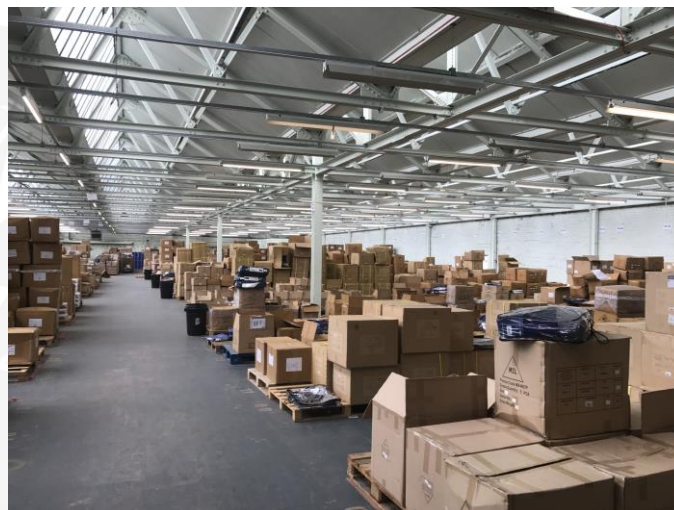
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