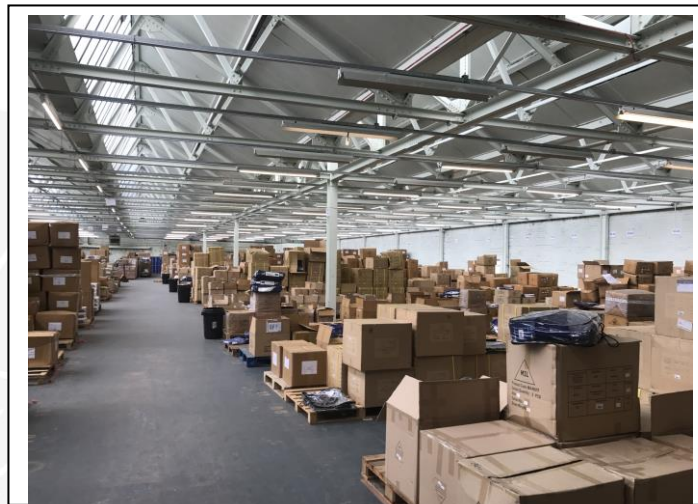




**Park View Business Centre  
Wibsey Park Avenue  
Bradford, BD6 3QA**



**TO LET**

**Substantial Warehouse and Office Facilities  
With On-Site Car Parking  
7,406.48 sqm (79,723 sqft)**

**RENTAL: £125,000 Per Annum**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 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 known as Park View Business Centre.

The unit comprises a substantial lower ground rectangular shaped office facility which benefits from suspended ceiling, integral lighting, carpeting throughout and offers a mix of open plan and private office facilities which are DDA compliant.

In addition to this and with the ability of interconnection, there is a substantial warehouse/storage facility which benefits from solid floor throughout, virtually open plan accommodation plus tail dock and loading well facilities via a number of roller shutter doors which are approximately 3.7 m (12 ft) and 4 m (13 ft) wide.

Externally the property benefits from a private surfaced car park for in excess of 45 motor vehicles with additional service yard area.

## ACCOMMODATION

### Lower Ground Floor

Independent canopied entrance with platform lift leading to:

Open plan modern office facility sub divided to create a mix of office accommodation 828.27 sqm (8,916 sqft)

### Ground Floor

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

### First Floor

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

### External

Separate shower block and WC facilities ----

Surfaced on-site car parking for in excess of 30 motor vehicles plus service yard

**Approx. Total Gross Internal Floor Area** 7,406.48 sqm (79,723 sqft)

## SERVICES

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

Offices benefit from the provision of a full air conditioning system (cooling/heating) via a number of ceiling mounted cassettes. The warehouse/storage element benefits from space heating via a number of ceiling mounted gas fired blow heaters or similar.

The property benefits from modern fire and security alarm systems plus intercom access and Cat 5 cabling with an on sites coms room to the office facility. The storage facilities benefit from a fully automated conveyor system plus 980 kg lift between floor levels.

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

## OUTGOINGS

The property will require reassessment for Uniform Business purposes 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

£125,000 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**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

**Robert Allan – Tel: 07738 801832**

**Email: [allanrobert@btinternet.com](mailto:allanrobert@btinternet.com)**

(October 2017 – 3777 / SPI)

**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