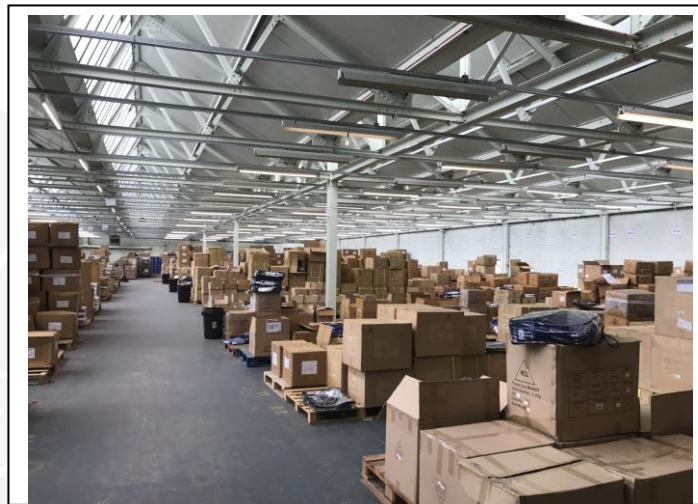




**Park View Business Centre
Wibsey Park Avenue
Bradford, BD6 3QA**



TO LET

**Substantial Warehouse and Office Facilities
With On-Site Car Parking
7,348.81 sqm (79,103 sqft)**

RENTAL: £135,000 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 known as Park View Business Centre.

The property comprises a substantial warehouse/storage facility which benefits from a 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 metres (12ft) and 4 metres (13ft) wide.

In addition to this, there is an inter-connected modern office element which benefits from a combination of open plan and private office facilities. This has suspended ceilings, designated ladies & gents WC facilities plus former showroom and can be accessed independently if required.

Externally the property benefits from surfaced car park facilities and service yard area.

ACCOMMODATION

Ground Floor (all on one level)

Workshop/Warehouse Facilities	4,215.00 sqm	(45,370 sqft)
Office/Showroom Facilities	780.83 sqm	(8,405 sqft)

First Floor

Storage/Warehouse Facilities	2,352.98 sqm	(25,327 sqft)
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Surfaced on-site car parking for in excess of 30 motor vehicles plus service yard

Approx. Total Gross Internal Floor Area	7,348.81 sqm	(79,103 sqft)
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SERVICES

The property as a whole benefits from the provision of all mains services to include 3-phase electric, gas, 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 many ceiling mounted gas fired blow heaters or similar.

The property benefits from modern fire and security alarm systems plus intercom access. The storage facilities benefit from a fully automated conveyor system plus 980 kg lift between ground and first 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

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

D - 76

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

£135,000 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:-

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Web Site: www.markbrearley.co.uk

Robert Allan – Tel: 07738 801832

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(October 2017 / Amended Jan 2018 – 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.

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