



Preliminary Details
OAKDENE HOUSE
COTTINGLEY BUSINESS PARK – COTTINGLEY
BINGLEY BD16 1PE



TO LET (May Divide)

Modern Good Quality Office Accommodation
Extending to a Total of Approximately 745.91 sq. m. (8,029 sq. ft.)
With a Total of 40 On-Site Car Parking Spaces
And Occupying a Prominent Main Road Position on the Northern Periphery
of Cottingley Business Park

RENTAL –£76,250 Per Annum Exclusive – Plus VAT

OAKDENE HOUSE – COTTINGLEY BUSINESS PARK, COTTINGLEY, BINGLEY BD16 1PE

LOCATION

The property is situated within Cottingley Business Park, which is an established and popular business park, situated at the junction of Cottingley New Road and Bradford Road, Bingley (B6265), close to the Cottingley roundabout of the A650, which provides access to Shipley, Saltaire and Bradford as well as Bingley, Keighley and the Aire Valley.

Nearby is Cottingley Manor, operated by Nuffield Health, The Yorkshire Clinic and associated dentist and cosmetic surgery clinics.

Occupiers at Cottingley Business Park include Watson Buckle Accountants, Hica Homecare, Russell Court Dental Practice, Nevis Computers Ltd. and Powerhouse Energy Group Plc.

DESCRIPTION

Oakdene House, comprises part of a detached office building (Cottingley Furnishers situated at lower ground floor – with separate access and car park) and is situated at the northern edge of Cottingley Business Park with main road frontage. The building, which has its own separate reception area, disabled lift and common areas/staircase, is suitable for occupation predominantly as a single unit, but may divide to provide two separate office suites at upper ground and first floor levels.

The building has the following principle attributes:-

- Self-contained entrance being fully DDA compliant
- Lift to first floor
- Air conditioning
- Suspended ceilings with recessed Category 2 fluorescent lighting
- Skirting trunking
- Sealed unit double glazing

Externally, there is allocated car parking for 40 vehicles.

ACCOMMODATION

The property offers the following approximate net internal floor areas:-

Ground Floor

Entrance area with lift and office area, toilet facilities etc. 365.66 sq. m. (3,936 sq. ft.)

First Floor

Lift lobby, office areas and toilet facilities 380.25 sq. m. (4,093 sq. ft.)

Total Net Internal Floor Area Approx. 745.91 sq. m. (8,029 sq. ft.)

External

40 car parking spaces

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices & Premises
Rateable Value: £54,500

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.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews. There is a service charge for external areas, car parking areas etc. Further details upon request.

RENT

£76,250 per annum exclusive – PLUS VAT

Consideration will be given to division of the building upon a floor by floor basis if appropriate. Subject to Lease.

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

C - 65

VIEWING

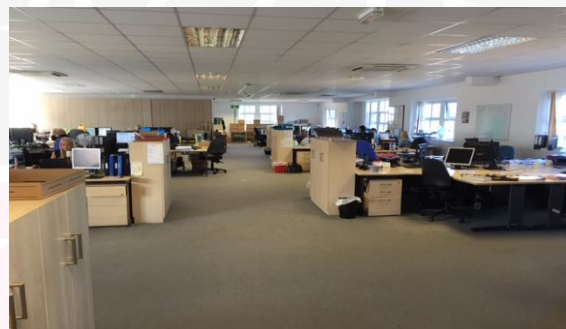
Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(October 2017 – 5308E / MAJB)



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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