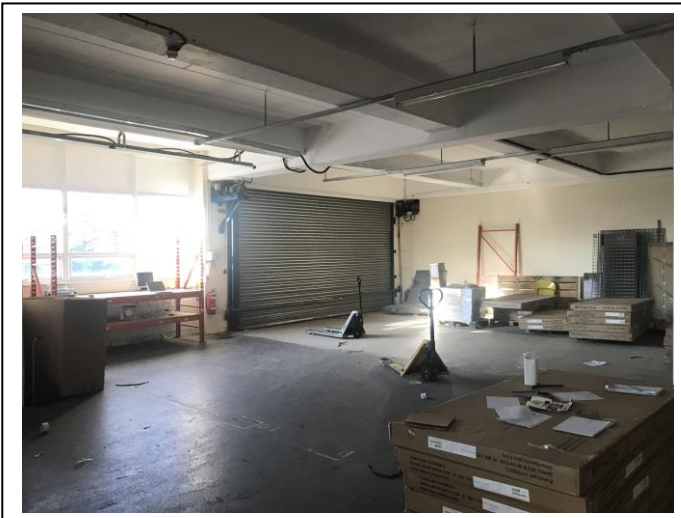
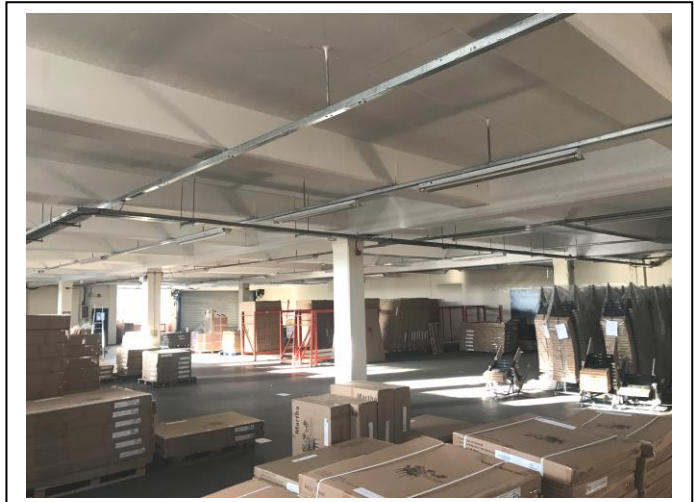




**Park View Business Centre
Wibsey Park Avenue
Bradford, BD6 3QA**



TO LET

**Warehouse & Storage Facilities
With On-Site Car Parking/Service Yard
1,891.35 sqm (20,359 sqft)**

RENTAL: £25,000 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 many essential amenities within proximity.

DESCRIPTION

The property forms part of the established mixed-use Business Centre known as Park View Business Centre.

The unit comprises a lower ground floor warehouse facility with a combination of tail dock and drive-in access via a 5.8 metre (19ft) and 6.66 metre (22ft) roller shutter doors. Internally, the property has a solid floor throughout and average working eaves height of approximately 3.26 metres (11ft).

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

ACCOMMODATION

Lower Ground Floor

Warehouse	1,302.19 sqm (14,017 sqft)
Loading Bay	61.01 sqm (657 sq.ft)
Workshop/stores	272.30 sqm (2,931 sq.ft)
Workshop/Stores	255.85 sqm (2,754 sqft)

Total GIA 1,891.35 sqm (20,359 sqft)

External

Surfaced on-site car parking and service yard facilities.

SERVICES

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

The property benefits in part from space heating via a number of ceiling mounted (or similar) gas blow heaters.

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

£25,000 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

Web Site: www.markbrearley.co.uk

Robert Allan – Tel: 07738 801832

Email: allanrobert@btinternet.com

(January 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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049