



**FIRST FLOOR OFFICES AT WYKE MILLS
NORWOOD BUSINESS PARK, HUDDERSFIELD ROAD
WYKE, BRADFORD, BD12 8LA**



TO LET

**Predominantly Open Plan First Floor Offices
Extending to Approximately 217.94 sq. m. (2,345 sq. ft.)
With Ground Floor Stores of Approximately 40.27 sq. m. (433 sq. ft.)
With Excellent On-Site Car Parking Provision**

RENT: £12,000 Per Annum Exclusive

First Floor Offices at Norwood Business Park, Huddersfield Road Wyke. Bradford. BD12 8LA

LOCATION

The property forms part of the established Norwood Business Park, which includes Wow Contract Bed Manufacturers and MGM exhibitions.

The business park is located at the junction of Huddersfield Road and Station Road, to the south-west of Wyke village centre, having access directly from Huddersfield Road (A641). Huddersfield Road links into A58 (Whitehall Road) a few hundred yards to the south, which ultimately gives excellent communications to Junction 26 of the M62/M606 and Leeds to the east and Halifax to the west.

DESCRIPTION

The property comprises a first floor office suite with additional office, reception and storage accommodation to the ground floor. The property offers predominantly open plan office accommodation and benefits from suspended ceilings with integral lighting, perimeter trunking, gas fired central heating and UPVC double glazing throughout.

Externally, the property offers generous parking provisions within Norwood Business Park.

ACCOMMODATION

According to our measurements taken on site the property benefits from the following approximate net internal floor areas:-

Ground Floor

Main Entrance & Reception	---	---
Office	16.95 sq. m.	(182 sq. ft.)
Stores	40.27 sq. m.	(433 sq. ft.)

First Floor

Predominantly Open Plan Offices	170.20 sq. m.	(1,832 sq. ft.)
Boardroom & Kitchen	30.79 sq. m.	(331 sq. ft.)
Ladies & Gents WC's	---	---

Approx. Total Net Internal Floor Area **258.21 sq. m. (2,778 sq. ft.)**

RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates as follows:

Description:	Offices & Premises
Rateable Value:	£14,250

The Uniform Business Rate for 2018/2019 is 49.3 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.

TERMS

The property is offered to let by way of a new lease for a term of 3 years or longer. The basis is internal repairing with estate costs, external repairs and buildings insurance covered by a service charge.

RENTAL

£12,000 per annum exclusive (Plus VAT – if appropriate) paid quarterly in advance.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

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

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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