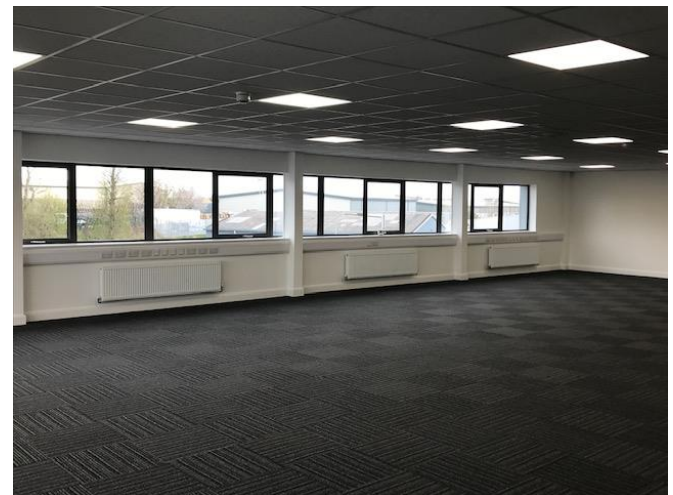
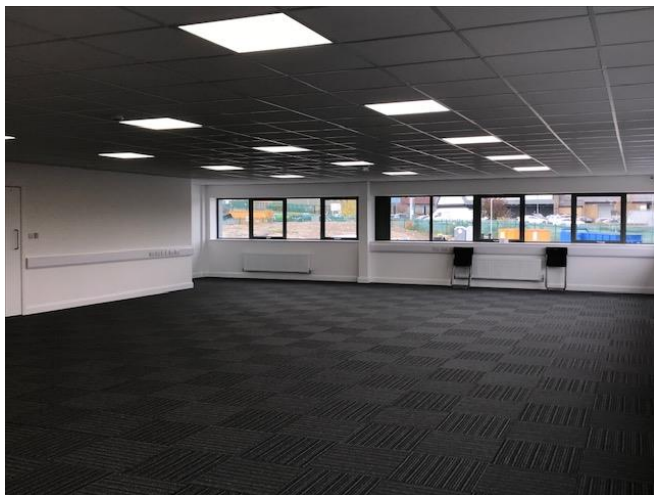




**FUSION HOUSE
BRIDGEWAY, OFF KNOWLES LANE
BRADFORD, BD4 9SN**



TO LET

**Brand New First Floor Office Suite
Approximately 152.76 sq. m. (1,645 sq. ft.)
With On-Site Parking for 6 Motor Vehicles**

RENTAL - £17,500 Per Annum Exclusive

FUSION HOUSE, BRIDGEWAY, OFF KNOWLES LANE, BRADFORD, BD4 9SN

LOCATION

Fusion House is situated within its own gated car park on Bridgeway just off Knowles Lane, approximately 1½ miles south-east of Bradford City Centre. Knowles Lane is accessed from Tong Street (A650) which gives the property excellent communications via Bradford Outer Ring Road (A6177) to the M606 motorway at Staygate Roundabout (1 mile to the west) and to the M62 motorway (3 miles to the south-east) via the A650, Tong Street and Drighlington By-Pass.

DESCRIPTION

The office suite forms part of Fusion House, an attractive 2-storey office/industrial building that has only recently been constructed, being situated within its own gated grounds and car park.

The office suite itself is located at first floor level with exclusive entrance at ground floor level and has been finished to a high standard. The suite is predominantly open plan and benefits from suspended ceiling with integral lighting, fully networked perimeter trunking, carpeting throughout and good natural light from double glazed windows. The suite also benefits from a kitchenette along with ladies and gent's WC facilities.

Externally the property benefits from secure parking for approximately 6 motor vehicles.

ACCOMMODATION

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

Ground Floor

Exclusive Entrance & Staircase leading to:-

First Floor

Open Plan Office Suite	147.49 sq. m.	(1,588 sq. ft.)
Kitchenette	5.27 sq. m.	(57 sq. ft.)
Ladies WC	---	---
Gent's WC	---	---

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

LEASE

The property is offered to let on a new effective full repairing and insuring lease recovered by way of service charge for external repairs and maintenance of common areas.

RENTAL

£17,500 per annum exclusive paid quarterly in advance.

LEGAL COSTS

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance (EPC) Rating is:-

B - 44

VIEWING

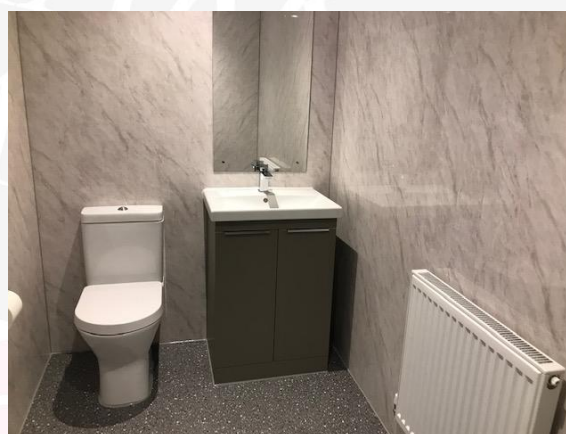
Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(April 2019 – 6360/CJM)



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

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