

BUILDING E
Let to Driver Hire
ONLY BUILDING D
AVAILABLE
3,100 - 9,700 sq ft

bradford
businesspark



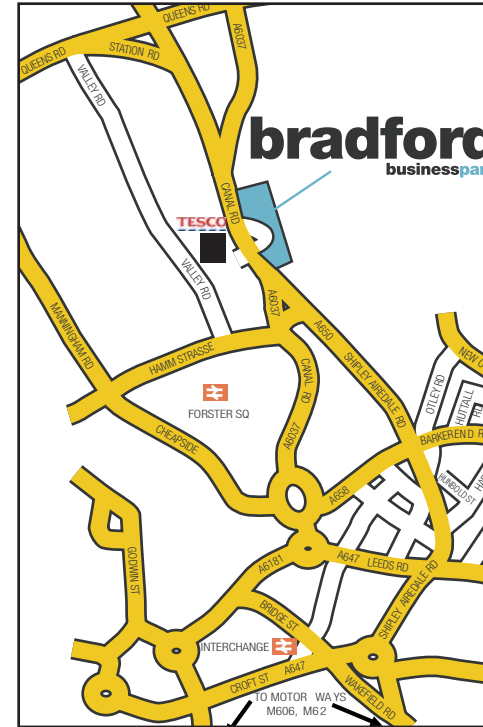
HIGH QUALITY OFFICES WITH PARKING
FOR SALE or TO LET 3,100- 9,700 sq ft

Bradford Business Park

Bradford Business Park is a high quality office development where existing occupiers include Yorkshire Bank, Raven Computers, Accor Group (Etap) and Shorts Lifts.

The buildings are set within a substantial, mature landscaped environment and benefit from a good ratio of on-site car parking.

Each building is of traditional brick construction under a pitched slate roof with modern double glazed window fenestration to each elevation.



Parking

There are 33 car parking spaces allocated for the exclusive use of the occupier of Building D.

Terms

Building D is available on either a leasehold or a freehold basis. Floor-by-floor lettings will be considered.

Details of the quoting terms are available on application.

Further Information

Please contact either of the joint sole agents.

Location

Bradford Business Park is superbly situated overlooking Canal Road approx 1 mile from Bradford City Centre. Canal Road is the main Shipley – Airedale Road into Bradford City Centre from the northern commuter belt of Ilkley, Otley, Menston, etc and links into the new Inner Ring Road which provides excellent and easy access to the M606, M62, etc.



Specification

Specification features include:-

- Raised access floors
- Modern suspended ceilings
- LG3 compatible lighting
- Passenger lift
- High quality carpeting
- Toilet facilities on each floor
- Full disabled access and facilities

Accommodation

The buildings provide the following net internal floor areas:

Floor	Building D	Building E
Ground	3,100 sq.ft	Let
First	3,300 sq.ft.	Let
Second	3,300 sq.ft.	Let
Total	9,700 sq.ft.	Let

A Development by: **Jack Lunn**

01274 734101

Eddisons

www.eddisons.com

www.cartertowler.co.uk

CARTERTOWLER
CHARTERED SURVEYORS

0113 245 1447

Carter Towler and Eddisons Commercial for themselves and for the vendors or lessor property for whom they act, give notice that: i) these particulars are a general outline guidance of prospective purchasers or tenants, and do not constitute the whole or any offer or contract; ii) Carter Towler and Eddisons Commercial cannot guarantee the accuracy description, dimensions, references to condition, necessary permissions for use and other details contained herein and prospective purchasers or tenants must not rely statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars maybe subject to VAT addition; iv) Carter Towler and Eddisons Commercial will not be liable, in negligence or otherwise, for any loss arising from the particulars; and v) the reference to any plant, machinery, equipment, services, fixtures the property shall not constitute a representation (unless otherwise stated) as to its state condition or that it is capable of fulfilling its intended function. Prospective purchasers/ should satisfy themselves as to the fitness of such items for their requirements. vi) no Carter Towler and Eddisons Commercial has any authority to make or give any representation warranty or enter into any contract whatever in relation to the property. Design and Production The Design Exchange www.thedesigexchange.co.uk May 2009.