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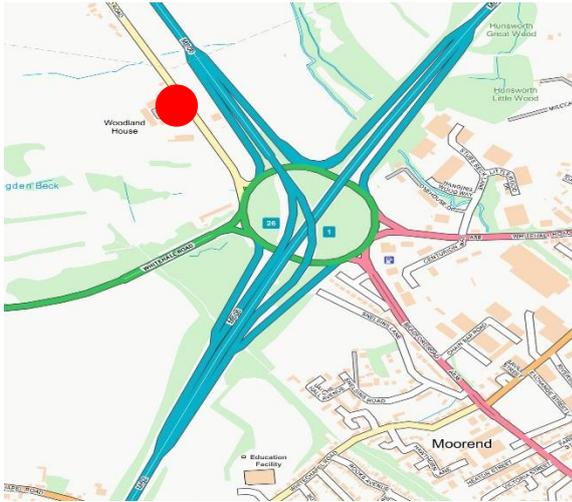
To Let

Woodland Park, Bradford Road, Chain Bar,
Cleckheaton, BD19 6BW

- High quality offices from 15,980 sq ft
- Smaller suites can be considered
- Flexible terms
- Extensive car parking available
- Close proximity to the M62 and M606 motorways

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

The estate is strategically located within the M62 motorway corridor, adjacent to Junction 26 and the intersection with the M606 motorway. The estate benefits from a scenic natural landscape.



Description

Ready to occupy office units available in Woodland Park which is a prominent 2-storey office development strategically located and extremely well-maintained.

The offices benefit from the following:

- ◆ Striking glazed entrances
- ◆ Comfort cooling
- ◆ Double glazing
- ◆ Full access raised floors
- ◆ Suspended ceilings
- ◆ Fully carpeted and decorated
- ◆ Kitchen facilities
- ◆ Male/female disabled WC



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

WOODLAND HOUSE		
FLOORS	SQ FT	SQ M
Part Ground	3,910	363.25
First	8,160	758.09
Total	12,070	1,121.34

Car Parking

Extensive parking is available.

Terms

The office suites are available by way of a subletting or new effective Full Repairing and Insuring lease for a term to be agreed.

Terms are available upon application.



Rates

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: March 2023

Photographs: June 2021

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[Particulars dated [March 2024]. Photographs and videos dated [June 2021].]

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