

TO LET

**THIRD FLOOR
PARKVIEW HOUSE
WOODVALE OFFICE PARK
BRADFORD ROAD
BRIGHOUSE
HD6 4AB**

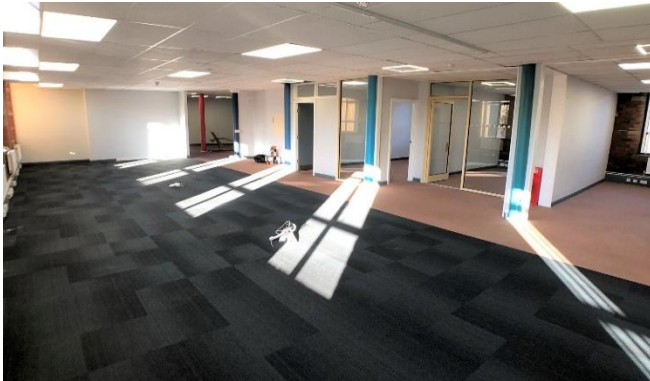
- Good quality office accommodation with passenger lift access
- Well located close to Brighouse Town Centre and the M62 Motorway
- 5,649 Sq Ft (524 Sq M)
- On site parking facilities for 20 cars



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Location

Woodvale Office Park is accessed immediately off the A641 Bradford Road located only 1 mile from Junction 25 of the M62 Motorway providing links across the north of England.

Description

The vacant accommodation briefly comprise the third floor of a three storey former mill building which has been comprehensively refurbished to provide good quality office accommodation to include original character features and internal passenger lift from the ground floor.

The third floor comprises predominantly open plan office space with some internal partitioning to provide a variety of private office spaces along with kitchen, meeting room and WC facilities with the majority benefitting from suspended ceiling with inset lighting, exposed brick work and a central heating system with the added benefit of additional stores to the lower ground floor.

Woodvale Office Park benefits from a substantial surfaced car park with the vacant suite benefitting from 20 car parking spaces therein.

Services connected to the premises include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

Leasehold On Application

VAT

The rentals quoted are exclusive of VAT (if applicable).

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
3 rd Floor Office	4,934	458.38
LG Floor Stores	715	66.43
Total Approximate NIA	5,649	524.81
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £47,500 for the 3rd floor offices and £1,030 for the lower ground floor stores.

EPC

The property has been assessed with an EPC rating of D - 88.

Terms

The premises are held by way of a lease expiring June 2023 on an effectively Full Repairing and Insuring (FRI) basis plus the site service charge.

Applications for a new lease will be considered by the landlord alternatively a sublease or assignment of the existing lease until expiry in 2023.

Legal Fees

The ingoing tenant to be responsible for all parties reasonable legal costs incurred in the completing of any agreement.

Viewing

For further information or to book a viewing please contact the Joint Letting Agents:

Walker Singleton - Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Michael Steel & Co – Alec Michael

Direct Line: 0113 234 8999

Email: alec@michaelsteel.co.uk

Ref:

Nov-20



Property House, Lister Lane, Halifax, HX1

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