

# TO LET

**BRADFORD CHAMBER  
BUSINESS PARK  
NEW LANE  
BRADFORD  
BD4 8BX**

- HIGH SPECIFICATION OFFICE SUITES
- INCLUSIVE RENTS
- FLEXIBLE TERMS
- 247 SQ FT TO 1,011 SQ FT
- CONVENIENT RING ROAD LOCATION



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## Location

Bradford Chamber Business Park is located on New Lane at it's junction with Sticker Lane (A6177), this forming part of the Bradford Ring Road.

Bradford and Leeds city centres are easily accessible being just 1.5 and 7 miles away respectively, whilst the M606/M62 motorway network is located approximately 2 miles to the south-west.

## Description

Bradford Chamber Business Park is a fully modernised, serviced office building providing high specification offices and meeting rooms across 3 floors. Each suite has been finished to an excellent standard to include modern décor, gas central heating, carpet floor coverings and perimeter trunking.

The accommodation is offered on a fully serviced basis to include:

- Utilities to include gas, water and electric
- Fully manned reception area
- Cleaning of communal areas
- Access to meeting rooms at no additional charge
- Use of communal kitchen/breakout areas situated on each floor
- CCTV
- Off street secure parking

## Accommodation

The following suites are presently available to let within the complex:

Approximate net internal floor areas:		
	Sq Ft	Sq M
Suite 20	247	22.95
Suite 23	506	47.01
Suite 24/25	1,011	93.92
Suite 28	247	22.94

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.

## EPC

The complex is to be reassessed for EPC purposes.

## Terms

The offices are available to let by way of flexible contracts for a minimum term of 1 month.



## Rental

The available suites are offered at the following rentals:

	Per Month	Per Annum
Suite 20	£400+VAT	£4,800+VAT
Suite 23	£765+VAT	£9,180+VAT
Suite 24/25	£1,550+VAT	£18,600+VAT
Suite 28	£400+VAT	£4,800+VAT

## Viewing

For further information, please contact:

### Alice Fan

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Email: [alice.fan@walkersingleton.co.uk](mailto:alice.fan@walkersingleton.co.uk)

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