

## TO LET

**HOPE PARK WORKSPACES  
COOP PLACE  
BRADFORD  
BD5 8JX**

- ALL INCLUSIVE RENTS AND FLEXIBLE TERMS
- 120 SQ FT TO 1,796 SQ FT
- ENVIABLE POSITION JUST OFF BRADFORD RING ROAD (A6177) AND THE M606 MOTORWAY
- NEWLY REFURBISHED OFFICE SUITES



# TO LET

## Hope Park Workspaces

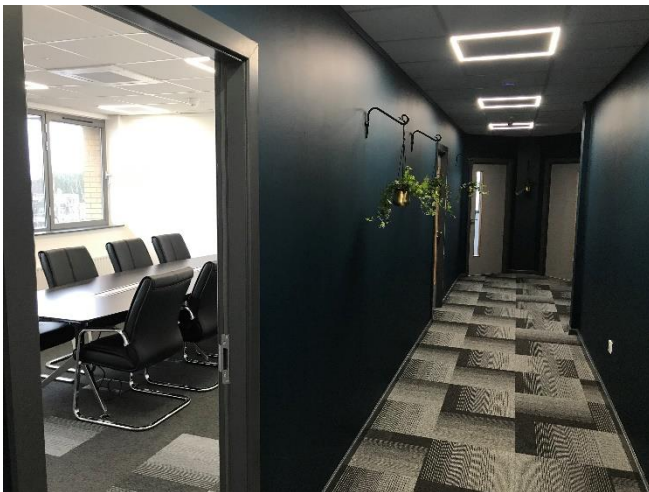
Coop Place, Bradford BD5 8JX

- ALL INCLUSIVE RENTS AND FLEXIBLE TERMS
- 120 SQ FT TO 1,796 SQ FT
- ENVIABLE POSITION JUST OFF BRADFORD RING ROAD (A6177) AND THE M606 MOTORWAY
- NEWLY REFURBISHED OFFICE SUITES

## Location

Hope Park Workspaces occupy an enviable position just off the Bradford Ring Road (A6177), providing convenient access to Bradford City Centre which is located approximately 2 miles to the North. The M606 motorway network runs adjacent to Hope Park, thereby providing excellent road links throughout West Yorkshire, Lancashire and the wider region.

The surrounding area is generally well built up and of mixed use being one of the most sought after locations in Bradford for office users.



## Description

The property comprises the entire 2<sup>nd</sup> floor of the Hope Park offices situated just off the Bradford Ring Road. The space has been newly refurbished to a particularly high specification, combining contemporary design and far reaching views to provide an excellent standard of accommodation in an established office park location. Key features of the space include:

- Ultra Fast internet 1 gig capacity with back up/fail over 100mg line.
- Internal comfort heating and cooling.
- Fully furnished.
- Kitchens with free tea and coffee.
- Fully manned reception.
- Well equipped meeting rooms (chargeable at a discounted rate).
- On site maintenance team.
- Office cleaning.
- 24 hour access and CCTV security.
- On site parking available.
- Heavily discounted health club and gym memberships.

### Not for profit

Business is more than just number crunching. It's about doing something significant, something that matters and something that leaves a mark on the world. That's why Hope Park operates as a social enterprise in partnership with the National Charity, Transforming Lives for Good.

ALL PROFIT goes back into investing in the futures of struggling children across the UK.



Raven House, Kingsgate, Bradford BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

# TO LET

## Hope Park Workspaces

Coop Place, Bradford BD5 8JX

- ALL INCLUSIVE RENTS AND FLEXIBLE TERMS
- 120 SQ FT TO 1,796 SQ FT
- ENVIABLE POSITION JUST OFF BRADFORD RING ROAD (A6177) AND THE M606 MOTORWAY
- NEWLY REFURBISHED OFFICE SUITES

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Office 0.03	120	11.15
Office 1.01-1.07	1,796	166.85

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.

## Terms

The offices are available To Let and are offered on a fully inclusive basis for a term to be agreed.

## Rent

Suites are available on an inclusive basis to include high speed internet, utilities, buildings insurance, service charge and unlimited use of the onsite facilities.

## VAT

The rentals quoted are exclusive of VAT.



## Viewing

For further information and viewing arrangements please contact:

### Alice Fan

01274 452000  
alice.fan@walkersingleton.co.uk

Ref: 40952  
Jul-24



Raven House, Kingsgate, Bradford BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.