

TO LET SUPERB DETACHED OFFICE BLOCK

Eddisons



STANDARD HOUSE, 11 TREVOR FOSTER WAY, BRADFORD, BD5 8HB

RENTAL ON APPLICATION

- High spec accommodation arranged over two floors.
- Excellent car parking provision – 35 spaces.
- Good accessible location at the head of the M606 motorway.

AVAILABLE SPACE

812.85m² (8,750sq ft)



LOCATION

The unit is located on Trevor Foster Way which is situated just to the north of the Staygate roundabout at the head of the M606 motorway which leads to junction 26 of the M62 and the national motorway network beyond.

As well as providing access to the motorway, the Staygate roundabout also provides direct access to the Bradford Ring Road (A6177). Bradford city centre lies approximately 2 miles to the north and Leeds approximately 10 miles to the east.

All amenities are close at hand with the Cedar Court Hotel opposite.

DESCRIPTION

The building provides high quality office accommodation arranged over two floors. There is ample car parking to the front of the building. The upper floor provides mainly open plan office accommodation with two glazed meeting rooms partitioned out. The ground floor is configured to provide a dedicated reception, three meeting rooms, gym and open office/sample room.

Briefly the building benefits from:-

- Air conditioning
- Raised access floors
- Male/female/disabled WC's on each floor
- Suspended ceilings
- Security shutters
- Lift

UNIT	M ²	SQ FT
Ground Floor	400.74	4,314
First Floor	412.11	4,436
Total	812.85	8,750

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £62,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a full repairing lease for a length of term to be agreed.

Rental on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
 FILE REF / 731.4294A (141609)

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