

TO LET/MAY SELL **DUE TO RELOCATION**
DETACHED MODERN OFFICE
BLOCK WITH EXCELLENT
PARKING

Eddisons



6 PRINCE COURT, KINGS GATE, CANAL ROAD, BRADFORD,
BD1 4SJ

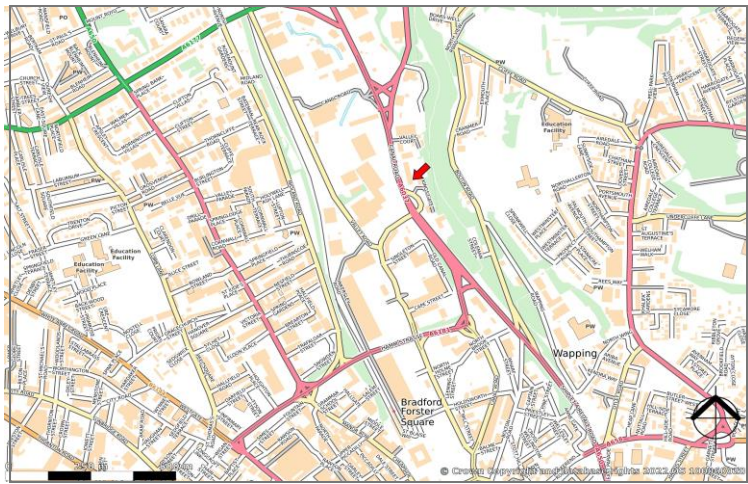
RENTAL/PRICE ON APPLICATION

- Prominent location.
- Excellent parking provisions.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

509.91m² (5,489 sq ft) GIA

456.24m² (4,911 sq ft) NIA



LOCATION

The property is visually prominent being located on Canal Road just to the north of Bradford city centre. Canal Road joins The Shipley Airedale Road and forms part of the Bradford Inner Ring Road linking the city centre with the northern commuter belt of Ilkley, Otley, Menston, Baildon etc and as well as providing excellent and easy access to the M606 and thence the M62/Motorway network.

Bradford city centre is a short walk away providing all amenities including good access to rail stations and opposite is a large Tesco supermarket.

The immediate area is commercial in nature with a number of office buildings close by and a budget hotel adjacent.

DESCRIPTION

The property comprises a modern two storey brick clad detached office block under a pitched roof. The premises provides a mix of private and open plan offices including a reception area, meeting rooms and staff facilities.

The building benefits from a passenger lift, suspended ceilings, air conditioning, raised floors and gas central heating.

| UNIT | M ² | SQ FT |
|--------------------------|----------------|--------------|
| Ground | 227.33 | 2,447 |
| First | 228.91 | 2,464 |
| Total approx. NIA | 456.24 | 4,911 |

Externally the property benefits from landscaped grounds as well as generous car parking of up to 30 spaces.

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £49,750

EPC

The property has an Energy Performance Asset rating of **B**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let for a term to be negotiated and agreed. Alternatively a sale may be considered with full vacant possession.

Rental/price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
 FILE REF / 731.4397A (164126)

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