

TO LET  
HIGH QUALITY PROMINENT  
GROUND FLOOR OFFICE SUITES  
WITH PARKING

LPS SOLICITORS UNAFFECTED

Eddisons



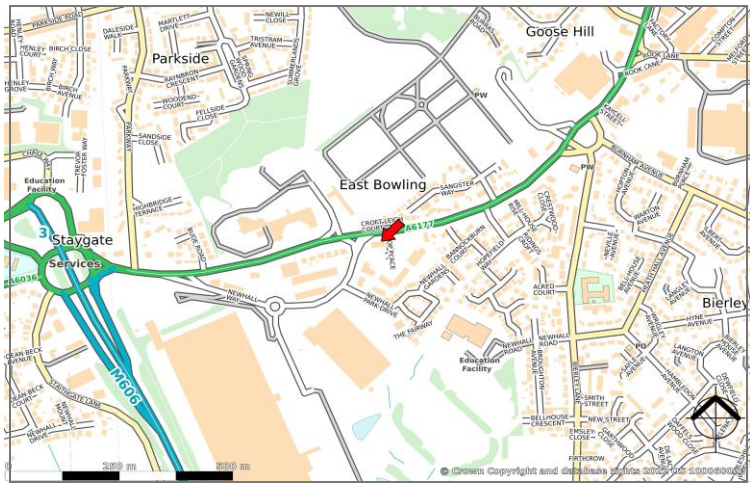
GROUND FLOOR, ALPHA HOUSE, 2 COOP PLACE,  
BRADFORD, BD5 8JX

RENTAL ON APPLICATION

- Excellent well located ground floor office suites.
- Great access to motorway and surrounding areas.
- Allocated parking available.

AVAILABLE SPACE

From 51.10m<sup>2</sup>- 318.47m<sup>2</sup>  
(550sq ft - 3,428sq ft)



## LOCATION

Alpha House is prominently located on Rooley Lane (A6177) being accessed via Coop Place.

Its strategic location offers excellent road communications onto the M606/M62 and the national motorway network with Bradford city centre being c.2miles in distance.

## DESCRIPTION

Prominently located on Rooley Lane, Alpha House comprises a two storey modern office block within an enclosed landscaped area.

The property comprises of the ground floor and incorporates both open plan and private office accommodation.

The premises benefit from suspended ceilings, raised carpeted flooring and gas central heating.

Suites are available from approximately 550sq.ft. up to 3,428sq.ft.

Externally the property benefits from allocated parking.

## RATEABLE VALUE

To be reassessed upon occupation.

## EPC

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

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are available on a new lease on terms 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

Tel / 01274 734101

Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

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**SUBJECT TO CONTRACT**

FILE REF / 731.4402A (167610)

For more information, visit [eddisons.com](http://eddisons.com)  
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