

TO LET
GOOD QUALITY DETACHED
OFFICE BLOCK WITH PARKING

Eddisons



**MORLEY CARR HOUSE, MORLEY CARR BUSINESS CENTRE,
MORLEY CARR ROAD, LOW MOOR, BRADFORD, BD12 0RA**

RENTAL ON APPLICATION

- Modern office accommodation.
- Situated in a secure and gated estate.
- Demised parking.
- Suitable for a variety of uses including office, storage, workshop and storage.

AVAILABLE SPACE

681.91m² (7,340sq ft)



LOCATION

The property is prominently located in the Low Moor district of Bradford being approximately 3½ miles south of the city centre. The M606 motorway is c.1½ miles north east.

Low Moor Station is less than 1 mile away from the subject premises and all local amenities close by.

DESCRIPTION

The premises comprise of a two storey detached brick built building under a pitched metal sheet clad roof.

The property provides both open plan and private office suites benefitting from carpeted flooring, suspended ceilings, plastered and painted walls and WC/staff facilities.

The property provides an GIA of approximately 7,340sq.ft.

Externally the property benefits from a secured and gated car park.



RATEABLE VALUE

Suite 2

Description / Offices and Premises

Rateable value / £9,400

Suite 3

Description / Offices and Premises

Rateable value / £12,750

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 property is available to let on a new full and repairing basis on terms to be agreed.

Rental on application.

LEGAL COSTS

The incoming 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

SUBJECT TO CONTRACT

FILE REF / 731.4487A (180194)

For more information, visit eddisons.com
T: 01274 734 101

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