

# TO LET QUALITY OFFICE SUITES

**Eddisons**



## COTTINGLEY BUSINESS PARK, COTTINGLEY, BINGLEY, BD16 1PE

### RENTAL ON APPLICATION

- Thriving and popular business park.
- Excellent car parking facilities.
- Conveniently located.

### AVAILABLE SPACE

Suites from 37.16m<sup>2</sup> - 557.41m<sup>2</sup>  
(400sq ft – 6,000sq ft)



## LOCATION

The Cottingley Business Park is located just off the A650 being approached from Bradford Road and Cottingley New Road some 1½ miles south of Bingley town centre and 1½ west of the historic village of Saltaire. The position is most convenient/accessible yet offers a superb quiet secure working environment.

## DESCRIPTION

Cottingley Business Park provides a number of attractive detached office buildings being two storey and built out of attractive stone cladding.

The available suites comprise mainly open plan space with private offices/meeting rooms partitioned off. Kitchen and gents/ladies/disabled toilet facilities are provided.

The accommodation benefits from full gas central heating, acoustic tiled ceilings, carpeting and generous car parking spaces.

Suites are available from 400sq.ft. up to 6,000sq.ft.

Further details available upon request.

## RATEABLE VALUE

Individual suite rating information available on request.

## EPC

EPC ratings are available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The available accommodation is offered on effective full repairing and insuring terms.

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

**SUBJECT TO CONTRACT**  
FILE REF / 731.4507A (182240)

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T: 01274 734 101

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