



Morley Carr House

Morley Carr Business Centre, Bradford, BD12 0RA

**TO LET - GOOD QUALITY
COST EFFECTIVE OFFICE
ACCOMODATION**

6,356 sq ft
(590.49 sq m)

- Available on flexible terms
- Fantastic motorway links
- Self contained
- Air conditioning
- Cost effective
- Roller shutter door access

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Summary

Available Size	6,356 sq ft
Rent	£4.50 per sq ft
Rates Payable	£13,997 per annum
Rateable Value	£28,050
Service Charge	£4.40 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Location

Morley Carr House is prominently located on Morley Carr Road, within the well-established Low Moor area of Bradford. The property benefits from excellent road links, being situated just a short distance from the M606, which connects directly to the M62 motorway at Junction 26, providing swift access to Leeds, Manchester and Hull.

Description

Morley Carr House is a two-storey, self-contained brick-built office building located within a secure and well-established commercial setting. The property presents a practical and professional image, ideally suited for a range of office or administrative uses.

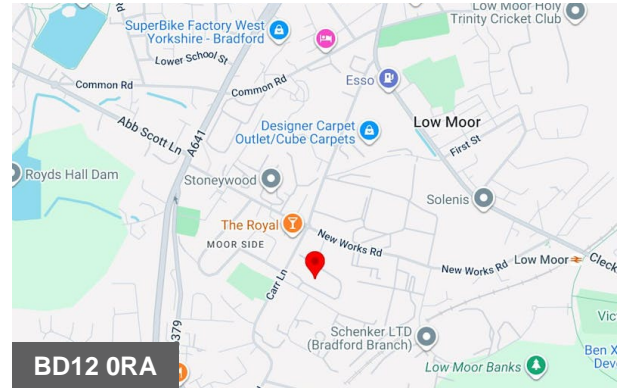
Constructed with traditional brick elevations beneath a pitched profile roof, the building benefits from double-glazed windows throughout, providing good levels of natural light to both floors. Internally, the accommodation is arranged over ground and first floor, offering a mix of open-plan and cellular workspace, with potential for reconfiguration to suit occupier needs.

The building sits within a gated site and benefits from dedicated on-site parking, roller shutter doors, perimeter security fencing, and hardstanding to the front and side. Mature planting along the entrance elevation offers a welcoming approach to the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,111	289.02	Available
1st	3,245	301.47	Available
Total	6,356	590.49	



Viewing & Further Information



Tom Newstead

07538680333

tomnewstead@cartertowler.co.uk



James Jackson

07920 812275

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk