



Woodland Park

Bradford Road, Chain Bar, Cleckheaton, BD19 6BW

**WELL CONNECTED,
MODERN OFFICE SPACE
WITHIN AN ATTRACTIVE
LANDSCAPED SETTING**

2,530 to 5,060 sq ft
(235.04 to 470.09 sq m)

- MODERN FIRST FLOOR OFFICE SUITE
- ACCESSIBLE LOCATION JUST OFF THE M62
- IMPRESSIVE GLAZED ATRIUM ENTRANCE
- COMFORT COOLING SYSTEM
- EXCELLENT PARKING RATIO (1:180 SQ FT)

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Summary

Available Size	2,530 to 5,060 sq ft
Rent	£14.50 per sq ft
Rates Payable	£5.81 per sq ft
EPC Rating	C (60)

Location

Woodland Park benefits from a prominent location on Bradford Road, adjacent to the 'Chain Bar' junction, where the M606 meets the M62 at Junction 26. The property is located 10 miles west of Leeds, 5 miles south of Bradford and 35 miles east of Manchester.

Low Moor rail station is located just 1 mile from the property. It provides direct services to Bradford, Huddersfield, Leeds, Manchester and London Kings Cross. Local bus routes provide regular services from the property. The property also benefits from direct access to Cleckheaton Golf Club who also offer a restaurant.

Description

Woodland Park comprises five self-contained two-storey modern office buildings within an attractive landscaped setting. There are a range of notable professional occupiers on-site including Shenward, KeyedIn Solutions and Black Marble.

The available accommodation is located within the 1st Floor of Beech House. It provides generally open plan office space, benefitting from high quality existing fit-out, including privately partitioned meeting rooms and a separate fully fitted kitchen facility. The partitioning is of a high quality but could be removed or reconfigured to provide entirely open-plan working space if required.

The specification also includes raised access flooring, suspended ceilings with good floor to ceiling height, LED lighting, double glazed windows throughout & a comfort cooling system.

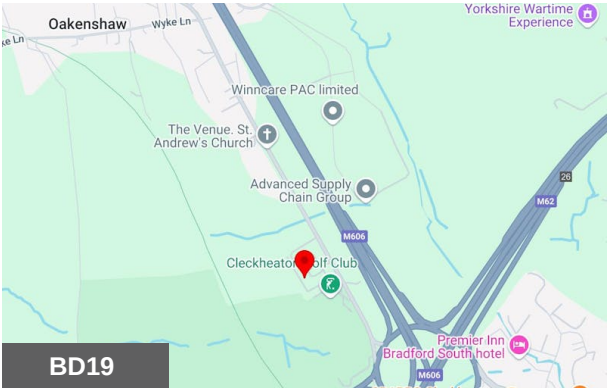
Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
1st - Beech House	2,530	235.04	Available
Total	2,530	235.04	

Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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