

TO LET

- ✓ Convenient access to Bradford City Centre
- ✓ Excellent road links throughout West Yorkshire and the wider region
- ✓ From 120 Sq. Ft – 683 Sq. Ft



Hope Park Workspaces, 4 Co-op Place, Bradford, BD5 8JX

REFURBISHED BUSINESS CENTRE OFFICES TO LET

Hope Park Workspaces, 4 Co-op Place, Bradford, BD5 8JX

LOCATION

Hope Park Workspaces occupy an enviable position just off the Bradford Ring Road (A6177), providing convenient access to Bradford City Centre which is located approximately 2 miles to the north. The M606 motorway network runs adjacent to Hope Park, thereby providing excellent road links throughout West Yorkshire, Lancashire and the wider region.

The surrounding area is generally well built up and of mixed use being one of the most sought-after locations in Bradford for office users.

NOT FOR PROFIT

Business is more than just doing number crunching. It's about doing something significant, something that matters and something that leaves a mark on the world. That's why Hope Park operates as a social enterprise in partnership with the national charity, Transforming Lives for Good.

All profit goes back into investing in the futures of struggling children across the UK.

RENT

Please see the rent schedule overleaf for the quoting rents. All rents are inclusive of service charge and utilities (heating, lighting etc).

RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each suite.

DESCRIPTION

The property comprises a high specification 3 storey office building situated just off Bradford Ring Road. Each suite has been recently refurbished to a particularly high standard, combining contemporary design and far-reaching views to provide an excellent standard of accommodation in an established office park location. Key features of the space include:

- Ultra Fast internet 1 gig capacity with back up/fail over 100mg line
- Internal comfort heating and cooling
- Fully furnished
- Kitchens with free tea and coffee
- Fully manned reception
- On site maintenance
- Office cleaning
- Heavily discounted health club & gym
- 24-hour access & CCTV security
- Meeting rooms (separately charged)
- On site parking available

LEGAL COSTS

In the normal manner, each party is to be responsible for their own legal expenses, including any LBTT and registration dues.

LEASE TERMS

Each suite is available by way of a short-term licence agreement; however longer terms will also be considered.

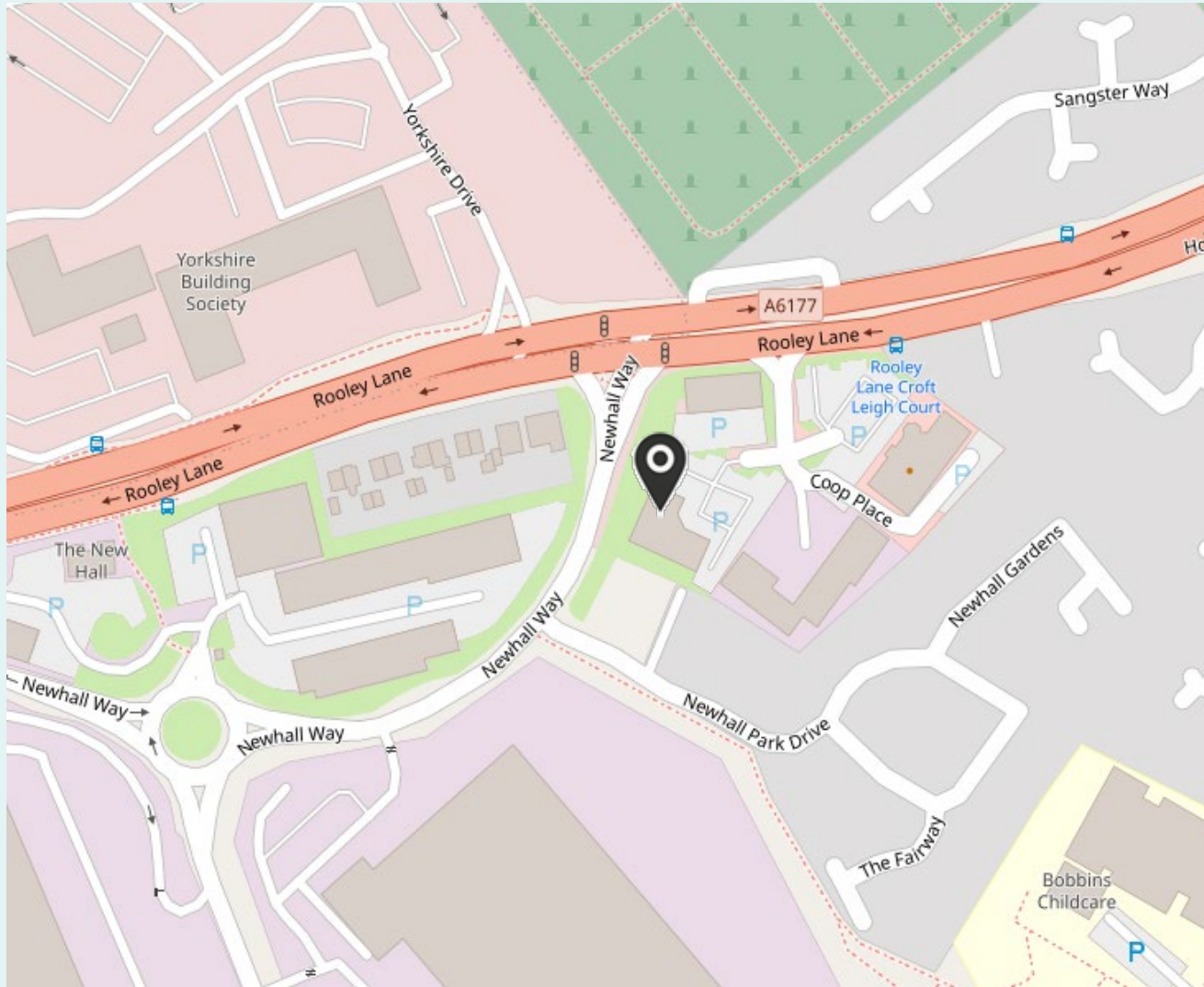


AVAILABLE ACCOMMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

Office Name	Sq. Ft	People	Monthly Price	Annual Price	Rate per Sq. Ft	Available From	Location Features
Office 6	120	2 – 3	£450	£5,400	£45	Now	Internet, furniture, shared stocked kitchen, Air con, reception, 2 hours per day access to meeting rooms, parking, cleaning, café, bike parking, lifts, disabled access, pets allowed
Office 7	120	2 – 3	£450	£5,400	£45	Now	Internet, furniture, shared stocked kitchen, Air con, reception, 2 hours per day access to meeting rooms, parking, cleaning, café, bike parking, lifts, disabled access, pets allowed
Office 2	683	12	£1,800	£21,600	£32	Now	Internet, furniture, shared stocked kitchen, Air con, reception, 2 hours per day access to meeting rooms, parking, cleaning, café, bike parking, lifts, disabled access, pets allowed
Office 8	237	4	£700	£8,400	£35	Now	Internet, furniture, shared stocked kitchen, Air con, reception, 2 hours per day access to meeting rooms, parking, cleaning, café, bike parking, lifts, disabled access, pets allowed

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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