

TO LET

- ✓ Convenient access to Bradford City Centre
- ✓ Excellent road links throughout West Yorkshire and the wider region
- ✓ From 195 Sq. Ft – 1,135 Sq. Ft



Hope Park City Gateway, Trevor Foster Way, Bradford, BD5 8HB

REFURBISHED BUSINESS CENTRE OFFICES TO LET

Hope Park City Gateway, Trevor Foster Way, Bradford, BD5 8HB

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

City Gateway remains Bradford's most vibrant workspace and is home to over 25 businesses including Handelsbanken and Morrison Utility Services. The accommodation has been expertly designed to cater for a wide range of occupiers, with offices finished to a high specification and benefitting from:

- Ultra Fast internet 1 gig capacity with back up/fail over 100mg line
- Internal comfort heating and cooling
- Fully furnished
- Fully manned reception
- On site maintenance team
- Ground floor café facility
- Onsite European sized sports hall
- 24-hour access
- 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

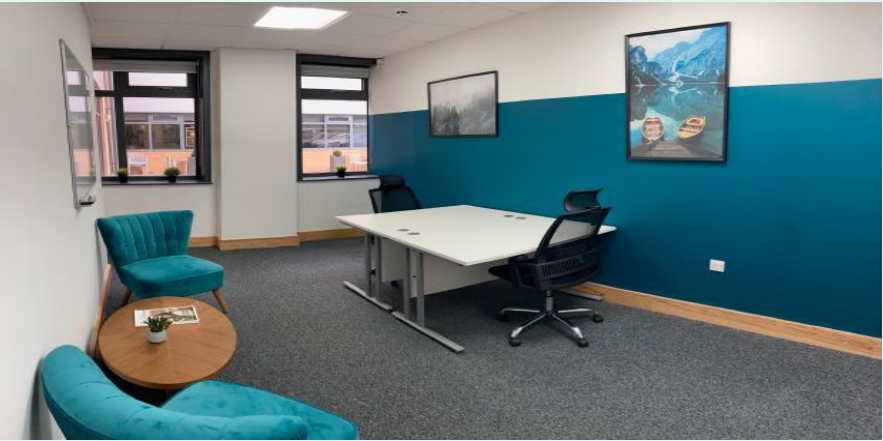
Each suite is available by way of a short-term licence agreement; however longer terms will also be considered.



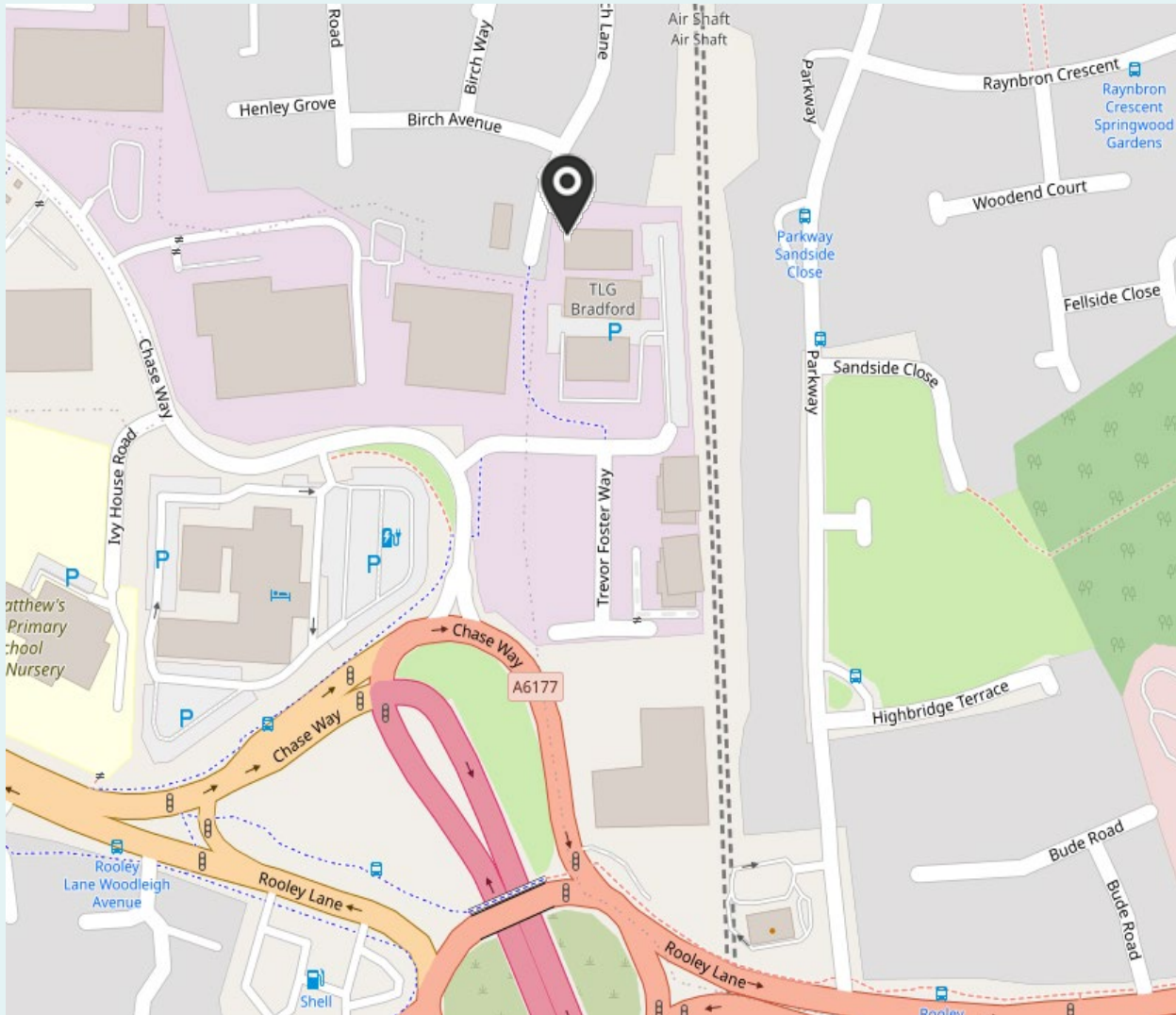
AVAILABLE ACCOMMODATION

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 1	891	10 – 15	£2,600	£31,200	£35	Now	Private kitchen, 3 internal meeting rooms, separate entrance and common area entrance, Internet, furniture, shared stocked kitchen, Air con, reception, meeting rooms, parking, breakout areas, cleaning, café, showers, bike parking, lifts, disabled access, pets allowed, lockers, courtyard
Office 2	195	3 – 4	£550	£6,600	£35	Now	Internet, furniture, Air con, reception, meeting rooms, parking, breakout areas, cleaning, café, showers, bike parking, lifts, disabled access, pets allowed, lockers, courtyard
Office 5	1,135	22	£3,310	£39,725	£35	Now	Internal Glass office, Internet, furniture, Air con, reception, meeting rooms, parking, breakout areas, cleaning, café, showers, bike parking, lifts, disabled access, pets allowed, lockers, courtyard



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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