

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

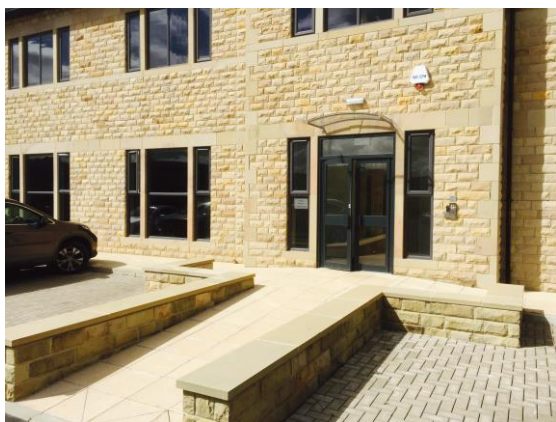
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

High Quality Purpose Built
Office Accommodation with Private Parking
1,930 sqft (179 sqm)
Great Rental Deals Available



- **Good access to Bingley Town Centre and its range of amenities**
- **High quality office accommodation with suspended ceiling and carpet floor covering**
- **On site designated private parking**
- **Set within a fantastic office park benefiting from a semi rural setting**
- **Adjoining and nearby occupiers include Emerald Publishing, L Wood Insurance Brokers, ACS Ltd, Curtis Wool Direct**

**UNIT 4, AIREDALE HOUSE, DOWLEY GAP BUSINESS PARK,
DOWLEY GAP LANE, BINGLEY, BD16 1WA**

UNIT 4, AIREDALE HOUSE, DOWLEY GAP BUSINESS PARK, DOWLEY GAP LANE, BINGLEY, BD16 1WA

Location

Airedale House is situated on the popular Dowley Gap business park. Dowley Gap Business Park is in close proximity to the A650 Bypass which affords direct access to Bradford, Keighley, The Dales and beyond.

Description

Unit 4 is situated on the second floor of Airedale House a purpose built detached office facility situated on the popular Dowley Gap Business Park.

On site private car parking.

An early internal inspection is highly recommended to fully appreciate the quality of office accommodation on offer.

Accommodation

Internal

Ground Floor

Communal reception with both passenger lift and staircase leading to the upper floors.

Second Floor

Open plan landing area with ladies and gents toilets facilities leading to

High quality office accommodation
1,930 sqft 179 sqm

Kitchen facility

External

Private car parking facility.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2010 non domestic rating list as follows:

Description: Offices & Premises
Rateable Value: £16,500
Uniform Business Rate for 2016/2017: £0.484

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed. For further information on the length of lease available please speak to the agents.

Guide Rent

£12,500 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

A service charge will be levied to cover the cost of any shared services/maintenance costs attached to Airedale House. For further details please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe at our Office
01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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Energy Performance Certificate

Non-Domestic Building



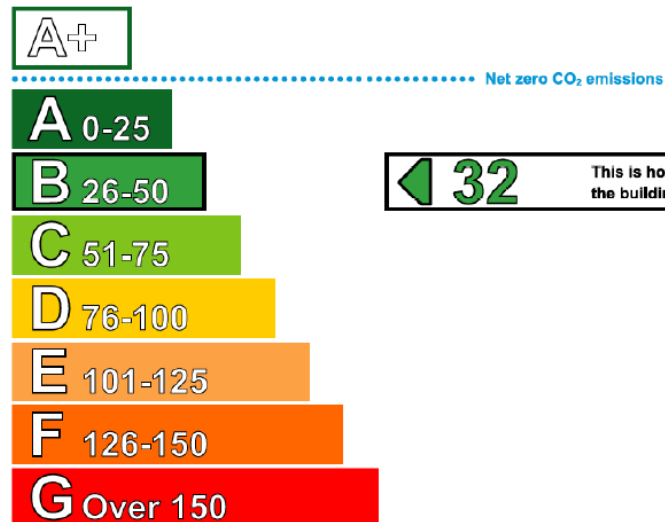
Airedale House
Aire Valley Park
Dowley Gap Lane
BINGLEY
BD16 1WA

Certificate Reference Number:
0060-0334-5519-7425-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Mechanical Ventilation
Total useful floor area (m²): 1308
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 19.78

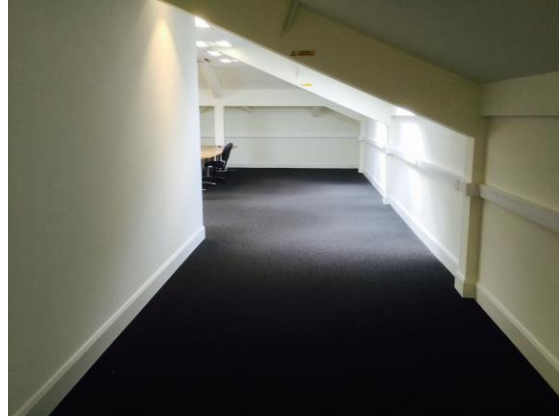
Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
65 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

