

Bradford Office

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Little Germany
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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

Excellent Modern Industrial Building
within High Quality Business Park
Quick Access to the City's Ring Road and M606
3,153 Sqft 293 Sqm



CALL NOW FOR BEST DEAL!

- **Versatile accommodation – workshop/storage plus high quality offices**
- **Male, female and disabled WC facilities**
- **Small service yard and car park**
- **High quality sought after Business Park**
- **Close to the City's ring road, quick access to the M606**

**56 COMMERCE COURT, CHALLENGE WAY, BRADFORD
WEST YORKSHIRE, BD4 8NW**

56 COMMERCE COURT, CHALLENGE WAY, BRADFORD WEST YORKSHIRE, BD4 8NW

Location

The property is situated on the eastern fringe of Bradford immediately off Cutler Heights Lane close to the City's Outer Ring Road. The property forms part of Commerce Court a high quality business park built in the mid 1990's and comprising a series of industrial and office units. It is well placed for access into and around the City and the Motorway Network via the M606 is within 2 miles.

Description

The property comprises an industrial/office building around 25 years old. It offers a versatile mix of workshop/storage and office accommodation planned across two floors. The workshop/storage element is accessible via an up and over access door. It has a clear height of 20 feet and incorporates partitioned store and wc facilities including male, female and disabled. There is also a good kitchen facility. The office elements interconnect with the above although are also separately accessible via a glazed entrance door. They incorporate at ground floor a reception area along with a series of offices and meeting rooms of very good quality. The first floor comprises further offices and meeting rooms again of very good quality. Additionally there is some storage at first floor.

The landlord will consider removing some of the existing provision to create a larger workshop/storage facility. Please enquire.

Externally there is a small surfaced service yard and car park.

Accommodation

Internal

Ground Floor

In all 1,822 Sqft 169 sqm

First Floor

In all 1,331 Sqft 124 sqm

External

Surfaced service yard and car parking

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Office and Premises

Rateable Value: £21,000

Uniform Business Rate for 2021/2022: £0.512

Services

We understand that mains electricity, water and drainage are installed. We recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of all such services.

Planning

The property is suited to workshop, storage and office use. We do however recommend that prospective tenants make their own enquires of the Local Planning Authority with regards their specific intended use in order to obtain confirmation that it will be permissible. Local planning office; Tel: 01274 434605 email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed. Terms will be full repairing and insuring.

Guide Rent

Call.....

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

VAT

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

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6701-7685-7657-6640-9975>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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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.

