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To Let (may sell)

Woodland Park, Bradford Road, Chain Bar,
Cleckheaton, BD19 6BW

- High quality offices from 2,550 - 22,559 sq ft
- Option to benefit from fitted solutions
- Extensive car parking available
- Close proximity to the M62 and M606 motorways

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9 Bond Court, Leeds, LS1 2JZ
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Location

The estate is strategically located within the M62 motorway corridor, adjacent to Junction 26 and the intersection with the M606 motorway. Low Moor train station is 1.4 miles and a 4 minute drive from the property and provides direct connections to Leeds, Manchester and other major cities.

The onsite occupiers include Nufarm, Black Marble, Newmedica and Shenward Cleckheaton.

The estate benefits from a scenic natural landscape.

Cleckheaton Golf Club is located within the immediate vicinity.



Description

Ready to occupy office units available in Woodland Park which is a prominent 2-storey office development strategically located and extremely well-maintained.

The offices benefit from the following:

- ◆ Striking glazed entrances
- ◆ Comfort cooling
- ◆ Double glazing
- ◆ Full access raised floors
- ◆ Suspended ceilings
- ◆ Fully carpeted and decorated
- ◆ Kitchen facilities
- ◆ High specification WCs



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

BEECH HOUSE		
FLOORS	SQ FT	SQ M
First	2,550	236.90

WOODLAND HOUSE		
FLOORS	SQ FT	SQ M
Ground	6,025	559.74
Ground	4,101	381.0
First	9,883	918.14
TOTAL	20,009	1,858.88



Car Parking

Extensive parking is available for each occupier.

Terms

The office suites are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed. Terms are available upon application.

Alternatively the freehold of Woodland House is available to purchase. Price upon application.

Rates

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property benefits from an EPC rating of B (41).

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole joint letting agents:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Carter Towler

Contact: Clem McDowell

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Tel: 0113 245 1447

G Herbert Banks

Contact: Nick Jethwa

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Tel: 01299 896 968

Subject to Contract

Particulars: October 2024

Photographs: October 2024

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[Particulars dated [October 2024]. Photographs and videos dated [October 2024.]

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