

 A DEVELOPMENT BY TOWNGATE PLC

Woodvale House

Brighouse, West Yorkshire HD6 4AB

To Let

**HIGH QUALITY
REFURBISHED OFFICE SPACE
IN A LANDSCAPED SETTING**

1,000 sq ft (92.9 sq m)



FULLY
REFURBISHED WITH
MODERN FINISHES



PLENTY OF ON-SITE
CAR PARKING



BRIGHOUSE TOWN CENTRE/
JUNCTION 25 M62
1 MILE



OVERVIEW

Located on the prestigious Woodvale Office Park, Woodvale House is home to a number of occupiers and benefits from high quality office accommodation across the ground, first and second floors. The property has undergone a comprehensive refurbishment to provide modern office suites ranging in size from 700-8,818 sq ft.

SPECIFICATION

The property benefits from the following high quality specification:

-  **AIR CONDITIONING**
-  **GAS FIRED CENTRAL HEATING**
-  **DOUBLE GLAZED WINDOWS**
-  **MALE & FEMALE WCS TO EACH FLOOR**
-  **SHOWER FACILITIES (2ND FLOOR)**
-  **KITCHENETTE TO SUITE**
-  **ON SITE CAR PARKING**
-  **ELECTRIC CAR CHARGING POINT**
-  **SECURE BICYCLE SHELTERS**

ACCOMMODATION

Currently only one office suite remains comprising the following:

PART SECOND FLOOR SUITE
1,000 SQ FT
(92.9 SQ M)

Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

VAT

All prices/rents are exclusive of but may be liable for VAT.

Viewing

Strictly by appointment with Towngate PLC or the joint letting agents.

EPC

This property has an Energy Performance Rating of C75.

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