

# **To Let**



### **Glendale House** 12A Glendale House, Northgate, Shipley, BD17 6JX

## Newly Refurbished Self Contained Office in a Central Location

- Newly Refurbished
- Fantastic Natural Light
- LED Lighting
- Self Contained
- Kitchen
- Male & Female WC facilities
- Perimeter Trunking

0113 245 1447

1,258 sq ft

(116.87 sq m)

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#### Summary

Available Size	1,258 sq ft		
Rent	£11 per sq ft		
Rates Payable	£2.85 per sq ft		
Rateable Value	£7,000		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	Upon Enquiry		

#### Description

The property comprises a prominent first floor office above a retail parade in the centre of Baildon. Internally the office suite benefits from an open plan working area, two separate offices which are suitable for use as private offices or meeting rooms with a separate kitchen and male female toilets. The suite has just undergone a full refurbishment to include a new heating system, lighting, carpeting and alarm system.

#### Location

The property is located within the heart of Baildon Town Centre fronting Northgate. Bradford City Centre is located approximately 5 miles to the south.

Bus services in Ilkley and Bradford directions run directly outside the property on Northgate and the train station is a circa 10 minute walk.

With the property being so central to Baildon Town Centre the amenity provision is on the doorstep and includes sandwich / coffee shops, pubs, restaurants and a pharmacy.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,258	116.87	Available
Total	1,258	116.87	







#### Viewing & Further Information



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