



Glendale House

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

Newly Refurbished Self Contained Office in a Central Location

1,258 sq ft
(116.87 sq m)

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

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

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



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk