



Woodland Park

Beech House, Woodland Park, Cleckheaton, BD19 6BW

Woodland Park comprises five self-contained two-storey modern office buildings within an attractive landscaped setting.

2,518 to 10,206 sq ft
(233.93 to 948.17 sq m)

- Attractive brick elevations under a pitched slate roof
- Impressive glazed entrances and double glazing throughout
- Full access raised flooring
- Suspended ceilings with recessed lighting
- Floor to ceiling height of 2.7m throughout
- Comfort cooling and central heating
- An excellent parking ratio of 1:194 sq ft

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Summary

Available Size	2,518 to 10,206 sq ft
Rent	£14.50 - £1,450 per sq ft
Rates Payable	£6.14 per sq ft
Service Charge	N/A
VAT	Applicable
EPC Rating	D (79)

Description

Internally both Beech House and Maple House provide generally open plan office space, but benefit from internal meeting rooms and separate kitchen spaces. The partitioning is of a high quality but could be removed or reconfigured to provide entirely open-plan working space if required.

Location

Woodland Park benefits from a prominent location on Bradford Road, adjacent to the 'Chain Bar' junction, where the M606 meets the M62 at Junction 26. The property is located 10 miles west of Leeds, 5 miles south of Bradford and 35 miles east of Manchester. Low Moor rail station opened in 2017 and is located just 1 mile from the property. It provides direct services to Bradford, Huddersfield, Leeds, Manchester and London Kings Cross. Local bus routes provide regular services from the property. The property also benefits from direct access to Cleckheaton Golf Club who also offer a restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Maple House	2,535	235.51	Available
1st - Maple House	2,523	234.39	Available
Ground - Beech House	2,518	233.93	Coming Soon
1st - Beech House	2,630	244.33	Coming Soon
Total	10,206	948.16	

Viewings

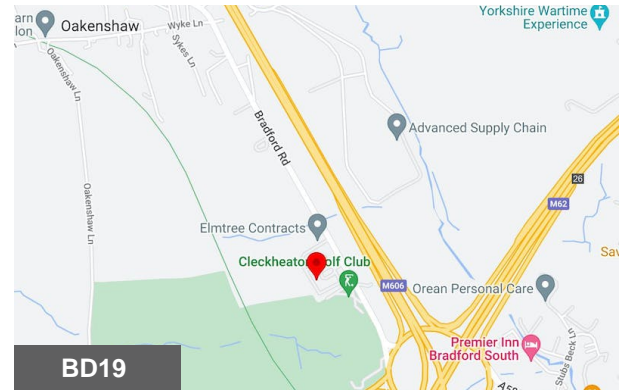
All viewings are to be arranged in advance with the joint agents - Carter Towler or G Herbert Banks.

Clem McDowell - 07432 013246

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Terms

The space is available floor by floor or as whole building lettings on terms to be agreed with the landlord.



Viewing & Further Information



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