



For Sale (May Let)

12 Trevor Foster Way, Bradford, BD5 8HB

- Prominent self-contained HQ offices located less than 250m from Bradford's outer ring road (A6177) and at the top of the M606
- 4,167-8,513 sq ft
- 31 dedicated car parking spaces
- Comfort cooled

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Google Maps

Location

The unit is located on Trevor Foster Way which is situated just to the north of the Staygate roundabout at the head of the M606 motorway which leads to junction 26 of the M62 and the national motorway network beyond.

As well as providing access to the motorway, the Staygate roundabout also provides direct access to the Bradford Ring Road (A6177). Bradford city centre lies approximately 2 miles to the north and Leeds approximately 10 miles to the east.

All amenities are close at hand with the Cedar Court Hotel opposite.

Description

12 Trevor Foster Way is an attractive detached brick built two storey office building constructed in the late 1990s and provides predominantly open plan accommodation with a number of partitioned meeting rooms on ground and first floors benefitting from the following:-

- ◆ Full access raised floors
- ◆ Suspended ceiling with integral lighting
- ◆ Double glazed powder coated windows
- ◆ Lift
- ◆ Window blinds
- ◆ Kitchen facilities to the ground and first floors
- ◆ Male, female and disabled toilet facilities on each floor
- ◆ Boardroom
- ◆ Fully carpeted
- ◆ Excellent natural light
- ◆ Feature entrance
- ◆ Security shutters to the ground floor windows and doors

Accommodation

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

FLOORS	SQ FT	SQ M
Ground	4,167	387.13
First	4,346	403.76
TOTAL	8,513	790.89

Car Parking

31 on site car parking spaces are allocated to the property and if let will be allocated on a pro-rata basis.

Terms

The freehold of the property is available to purchase. Price upon application. Alternatively consideration will be given to letting the building both as a whole and on a floor by floor basis for a term to be agreed at a rent of £11.00 psf pa exclusive.

Rates

The property has been assessed to have a Rateable Value of £61,500.

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

Service Charge

A service charge will be payable in respect of a letting of a floor. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (72). A full copy of the certificate is available upon request.

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 letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Photographs: September 2020

Particulars: October 2020

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[Particulars dated [October 2020]. Photographs and videos dated [September 2020].]

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