

TO LET  
QUALITY OFFICES WITH GOOD  
PARKING PROVISIONS

Eddisons



UNIT 3, HOLLOWFIELD COURT, ROYDSDALE WAY,  
BRADFORD, BD4 6SE

RENTAL REDUCED - £17,950 PER ANNUM EXCLUSIVE

- Quality fit out.
- Conveniently located in the Euroway Industrial Estate.
- Excellent parking provisions of 9 vehicles.

AVAILABLE SPACE  
178.37m<sup>2</sup> (1,920sq ft)



## LOCATION

This attractive office accommodation is positioned in Roydsdale Way on the Euroway Industrial Estate, Bradford's premier industrial/trading estate.

The Euroway Industrial Estate is well located on the M606 corridor providing superb road communication/ accessibility.

Bradford city centre is 4 miles distant and Leeds being c12 miles in distance.

## DESCRIPTION

The property comprises a two storey semi detached office block being brick built under a pitched tiled roof. Internally the property benefits from both private and open plan offices, gas central heating, carpeted flooring and staff/WC facilities.

The overall approximate net internal area is 1,920sq.ft.

Externally the property provides dedicated car parking for approximately 9 vehicles.

## RATEABLE VALUE

Description / Offices and Premises  
Rateable value / £13,000

## EPC

The property has an Energy Performance Asset rating of C. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

Rental - £17,950 per annum exclusive.

## LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)  
Email / [harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)

**SUBJECT TO CONTRACT**  
FILE REF / 731.4492A (181094)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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