



**FAIRFAX HOUSE
COTTINGLEY BUSINESS PARK, MILLFIELD ROAD,
BINGLEY, BD16 1PE**



TO LET

**Self-Contained First Floor Office Suite
Extending to Approximately 67.17 sqm (723 sqft)
With Air Conditioning, Shared Toilet and Kitchen Facilities and
3 Reserved Car Parking Spaces**

RENT – £5,000 Per Annum Exclusive

FAIRFAX HOUSE, COTTINGLEY BUSINESS PARK, BINGLEY, BD16 1PE

LOCATION

The property forms part of Cottingley Business Park, an established and popular business park, situated at the junction of Cottingley New Road and Bradford Road, Bingley (B6265), close to the "Cottingley roundabout" of the A650, which provides access to Shipley, Saltaire and Bradford as well as Bingley, Keighley and beyond.

Nearby is Cottingley Manor, operated by Nuffield Health, The Yorkshire Clinic and associated Dentist and Cosmetic Surgery Clinics. Occupiers at Cottingley Business Park include Watson Buckle Accountants, Russell Court Dental Practice and Waller & Company Architects.

DESCRIPTION

The property comprises a first floor suite of a 2-storey office building, situated at the centre of Cottingley Business Park. The building which was constructed approximately 10 years ago is of solid stone clad construction, providing an attractive quality office building constructed to a good standard. The suite includes the following attributes:-

- Suspended ceilings with recessed fluorescent lighting installation
- Air conditioning
- Attractive shared ground floor reception area
- Double glazing
- Fully carpeted
- Divided to provide private office, general office and storage areas
- On-site car parking

ACCOMMODATION

The property extends to a total net internal floor area of approximately 67.17 sqm (723 sqft). It is divided into a general office, private office and corridor/storage area. There are shared toilet facilities and staff facilities.

There is an 8 person lift linking the ground floor reception/entrance area with the main office area however, this is currently utilised for goods only.

External

Allocated car parking for 3 vehicles.

RATING ASSESSMENT

The property will require re-assessment upon occupation.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£5,000 per annum exclusive (Plus VAT) Subject to Lease.

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

C - 74

VIEWING

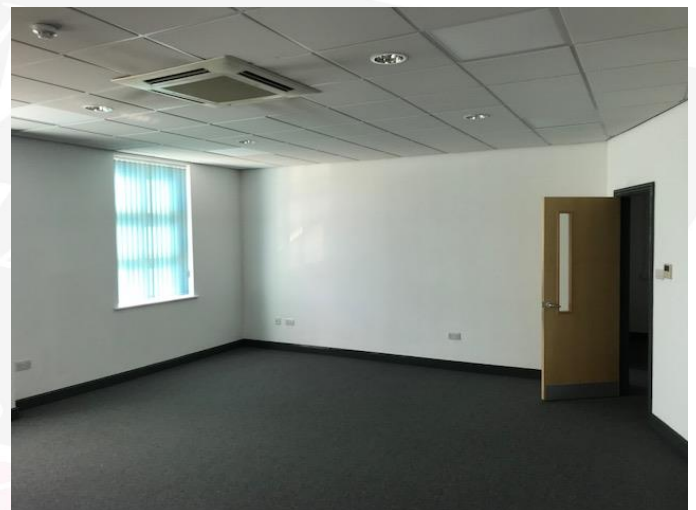
Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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