



**Parkview Court
Iver Way, Shipley, West Yorkshire,
BD18 3DZ**



TO LET

**Modern Office Suite of 112.97 sqm (1,216 sqft)
On Established Office Park With Secure On Site Car Parking
(Available on Flexible Long or Short Term Agreement)**

RENTAL - £11 Per Square Foot – Inclusive of Service Charge

Parkview Court, Iver Way, Shipley, West Yorkshire, BD18 3DZ

LOCATION

Parkview Court is situated just off Iver Way close to its junction with St Paul's Road which leads to Bradford Road (A650) the main arterial route providing easy access to Bradford, Bingley, Keighley and the Aire Valley.

The office park is located within close proximity of Shipley Swimming Baths, Shipley Health Centre and Asda Supermarket and both Shipley Bus Station and Train Station are within close proximity providing easy access to surrounding Towns and Cities.

DESCRIPTION

Parkview Court comprises a purpose built modern office park which comprises a 2,246 square metre (24,181 square feet) two storey complex with 16 self-contained office units ranging from 55 square metres (600 square feet) to 222 square metres (2,400 square feet).

Each unit is self-contained and benefits from secure allocated on site car parking, individual kitchenette and WC facilities, central heating and good natural light with the majority benefiting from suspended ceilings with recessed Cat 2 lighting.

ACCOMMODATION

The office suite currently available can be summarised as follows:-

Unit 7	112.97 sqm	(1,216 sqft)
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SERVICES

The suites benefit from the provision of all mains services to include gas, electric, water and mains drainage. The office suites benefit from a gas fired central heating system with hot water provided to relevant kitchenette and WC's.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

SERVICE CHARGE

A service charge will be levied in respect of maintenance and upkeep of the communal areas within the estate. The quoting rental is inclusive of the service charge.

RENTAL

£11 per sq. ft. per annum – inclusive of service charge.

BUSINESS RATES

The units are assessed for Uniform Business Rates as follows:-

Suite 7 - £11,750

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

LEGAL COSTS

The ingoing tenants are to be responsible for both party's legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating for Suite 7 is D-77

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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13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049