

TO LET

GRAPHICA HOUSE, DEANSTONES LANE Queensbury BD13 2AS



2 OFFICE SUITES AND 1 OFFICE/WORKROOM AVAILABLE

14.82m² (160ft²), 69.58m² (749ft²) and 121.26m² (1,305ft²)

Available at Fully Inclusive Rents

- Good quality offices within multi-occupied building
- Benefiting from alarm system, CCTV
- Centrally heated
- On-site car parking
- 5.5 miles to the southwest of Bradford, 4.5 miles to the north of Halifax

T. **01484 530361**
www.bramleys.com

GRAPHICA HOUSE, DEANSTONES LANE, QUEENSBURY

OFFICE PREMISES

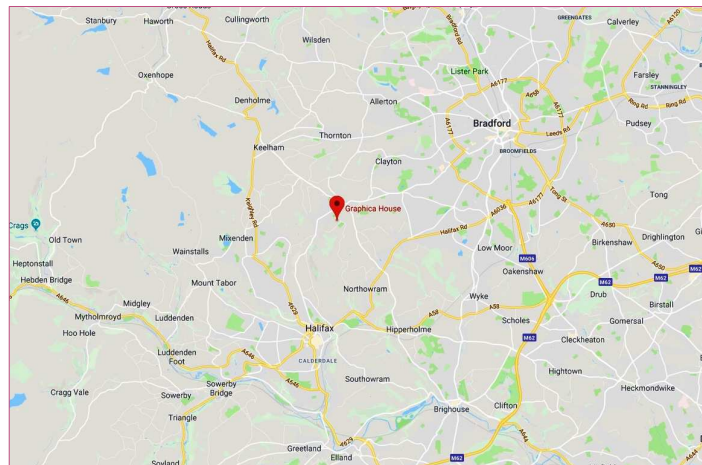
The premises occupy part of the ground and part of the first floor of this three storey mixed use building positioned on the outskirts of Queensbury.

The lower ground floor of the building provides workspace which is fully occupied, with the upper levels of this stone built office building providing a range of independently occupied offices/workrooms. The offices are accessed via a shared entrance, having the benefit the common areas being alarmed, and having a fire alarm system throughout.

The suites benefit from having gas fired central heating and PVCu double glazing, with the available ground floor suite extending to 121.26m² (1,305ft²), and the first floor suites extending to 69.58m² (749ft²) and 14.82m² (160ft²).

Queensbury is a suburb of Bradford positioned 5 miles to the southwest of the city centre, in addition to being approximately 4.5 miles to the north of Halifax. It is an area which offers a mixture of commercial, industrial and residential land use and is accessible to all areas of West Yorkshire, with the M606 motorway being approximately 4 miles to the east which allows easy access to Junction 26 of the M62 motorway network at Chain Bar.

The availability of the accommodation presents a good opportunity to existing businesses and new start-up businesses to take a lease on good quality offices at inexpensive rents, and on flexible lease terms.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

GROUND FLOOR

Shared Entrance Lobby

Suite 6 121.26m² (1,305ft²)
Open plan office/workrooms – suitable for a variety of uses
2 partitioned offices

Staircase to:-

FIRST FLOOR

Suite 8/12 69.58m² (749ft²)
Range of 4 interconnecting offices – can be split

Suite 13b 14.82m² (160ft²)
Small office workroom

Shared kitchen and WC facilities.

OUTSIDE

On-site car parking is available with a number of spaces designated to each suite to be agreed. In addition, on-street car parking is available nearby.

RENT

Suite 6 £6,500 per annum
Suite 8/12 £5,200 per annum
Suite 13b £1,680 per annum
Note: All rents are subject to the addition of VAT

The accommodation is offered at rents which are inclusive of utilities, buildings insurance and maintenance to internal and external parts of the building.

BUSINESS RATES

Suite 6 £6,800
Suite 8/12 £4,700
Suite 13b £1,250

Each of the rateable values is within the threshold for applying for Small Business Rate Relief.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The suites are offered to let on flexible lease terms with short term tenancies being considered at fully inclusive rents.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT will be charged on the rent.

EPC ASSET RATING: C

CONTACT

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