

To Let

ISG

Availability at

Beech House
Woodland Park
Cleckheaton
Bradford
BD16 6BW



Fit out
Technology
Construction
Development



Prominent Offices - B1 and D1 subject to planning

- Part of a well-established parade
- Excellent accessibility
- New sublease available on competitive terms
- Suitable for leisure or educational use pending planning permission



10/04/2017



Maple House

Beech House

Woodland House

Park House



Location

The properties are prominently located close to Junction 26 of the M62 motorway and the intersection with the M606 motorway in West Yorkshire.

Description

Woodland Park is a development of two storey office buildings in an attractive, beautifully-kept landscaped setting.

The properties are currently used as conventional offices, however planning is being sought for a mixed use allowing D1 occupation also.

Additionally, new train station Low Moor has recently opened which is a short walk from the office with direct access to London Kings Cross





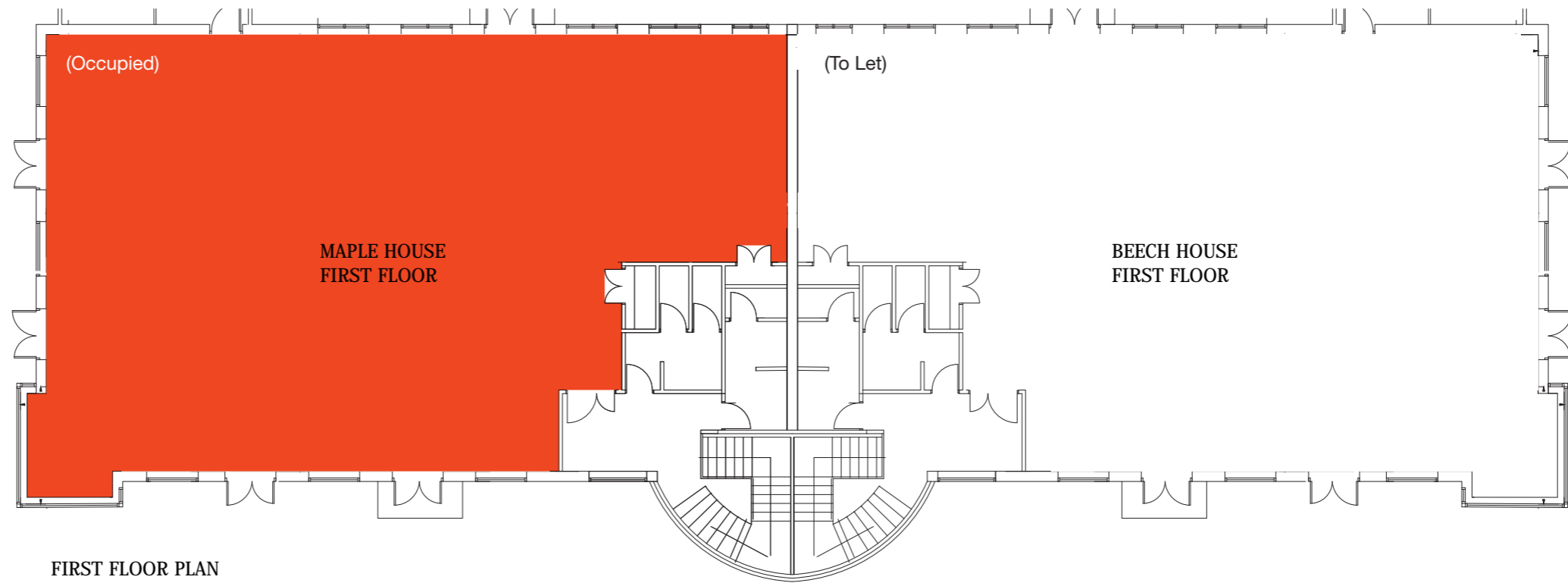
Specification

The buildings benefit from the following features:

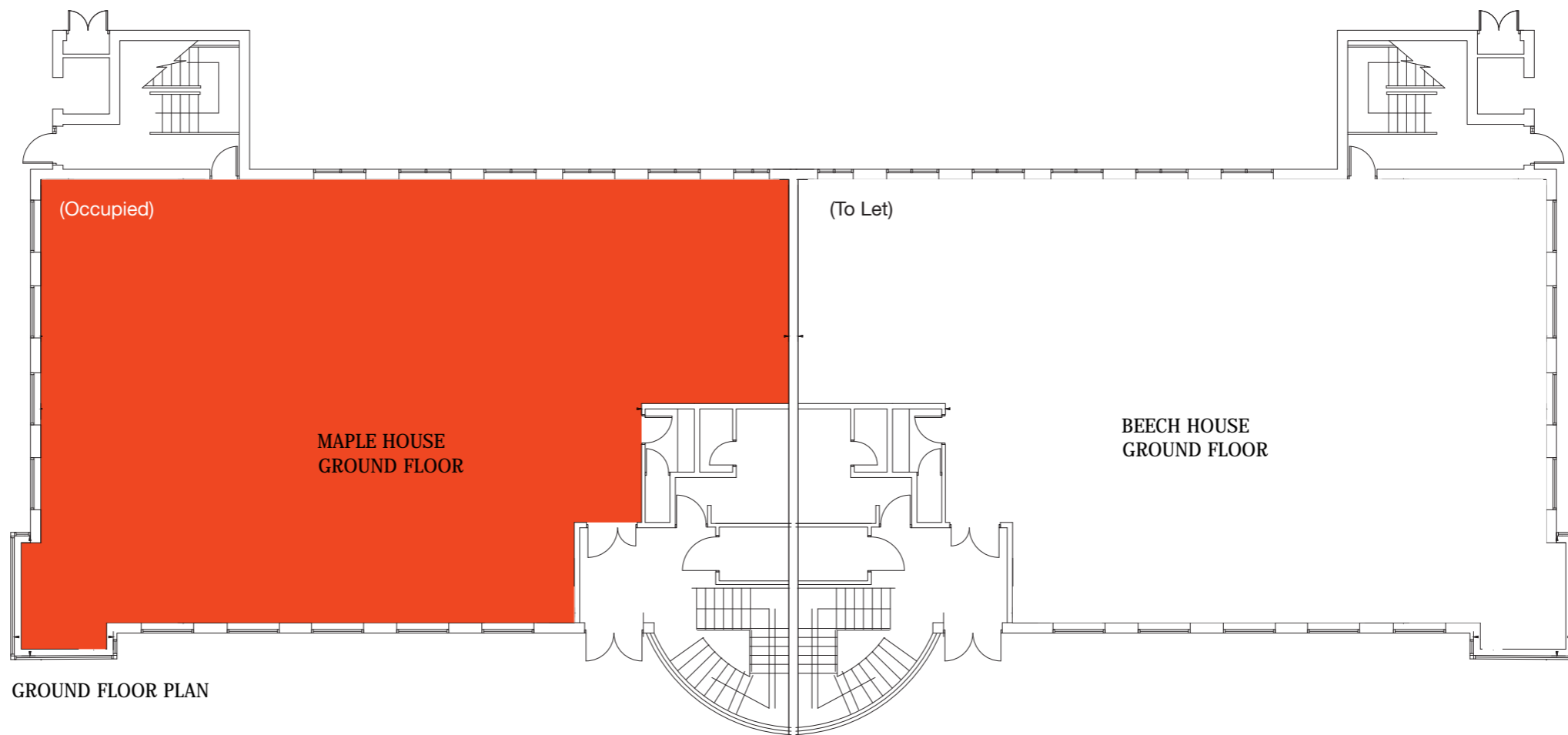
- Attractive glazed entrance
- Comfort cooling
- Double glazing
- Full access raised floors
- Suspended ceilings
- Recessed category 2 lighting
- Fully carpeted and decorated
- Kitchenettes
- Male/female and disabled WC facilities
- Gas filled central heating



Floorplan



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Energy performance certificates

Energy Performance Certificate Non-Domestic Building



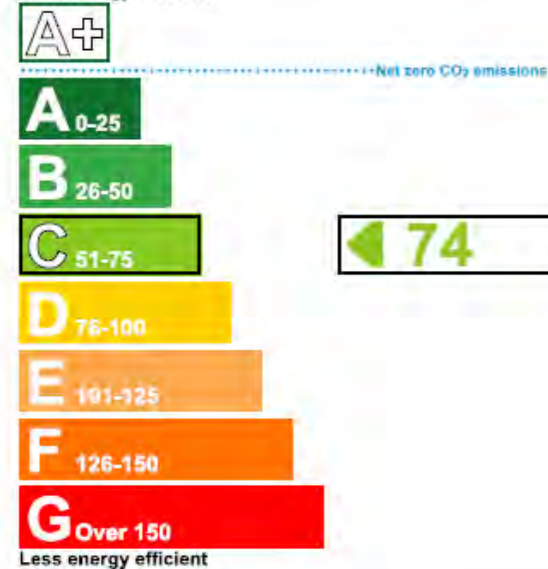
1ST FLOOR
Beech House, Woodland Park
Bradford Road
Chain Bar
CLECKHEATON
BD19 6BW

Certificate Reference Number:
0930-6936-0312-2672-1074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 233
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 47.83

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
82 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Woodland Park, Beech House, 1st Floor

Energy Performance Certificate Non-Domestic Building



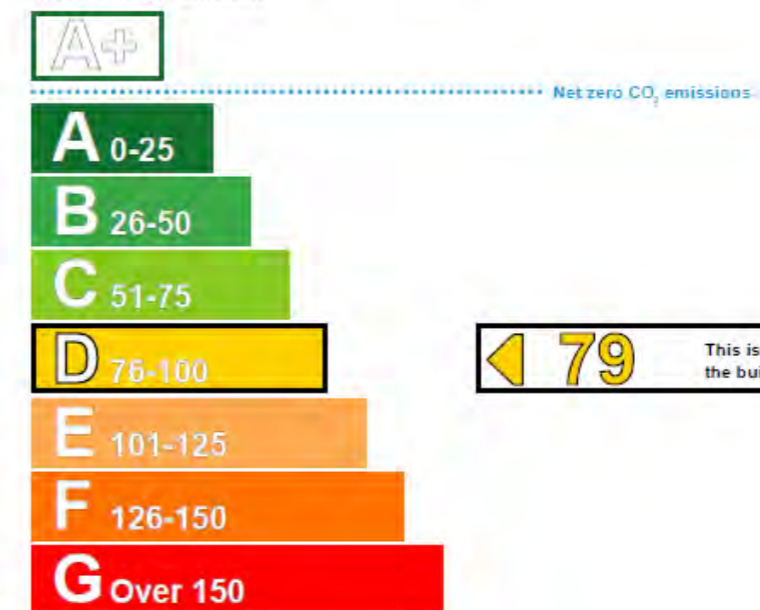
UNIT A2
Beech House, Woodland Park
Bradford Road
Chain Bar
CLECKHEATON
BD19 6BW

Certificate Reference Number:
9627-3072-0391-0101-4605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 522
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 71.22

Benchmarks

Buildings similar to this one could have ratings as follows:

51 If newly built
112 If typical of the existing stock

Woodland Park, Beech House, Unit A2



Accommodation

The current availability comprises of:

- Ground Floor, Beech House @ 2,528 sq ft
- First Floor, Beech House @ 2,528 sq ft

Parking

Excellent parking is readily available on site

Terms

Each suite is available by way of a new effective full repairing and insuring sublease for a term of years to be agreed. Details of quoting rents are available on request.

The logo for ISG, consisting of the letters 'ISG' in a bold, sans-serif font, enclosed within a white square border.

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