



Airedale House, Dowley Gap Business Park, Bingley, BD16 1WA

High quality office building with dedicated on site parking

350 to 3,817 sq ft (32.52 to 354.61 sq m)

- Modern office building
- On-site parking
- Air conditioning
- Flexible terms

Summary

Available Size	350 to 3,817 sq ft
Rent	Rent on application
Rates Payable	£107.63 per sq m
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Airedale House is an impressive office building with high quality common areas and benefitting from the following specification;

- LED lighting
- Air conditioning
- Raised access floor
- Carpeted floors
- Dedicated parking
- Flexible and all inclusive lease terms
- Secure business park location

There are 3 offices available as follows;

- Suite 3b comprises a ground floor office
- Suite 2 comprises a first floor office which can be let as a whole or by half.

Each office benefits from a meeting room, shared kitchen facilities and communal WC's.

Location

The property forms part of a modern business park just south of Bingley town centre. Bingley offers various amenities including shops, pubs and public transport links. The railway station is located 1 mile from the property providing convenient access to Leeds, Skipton and various surrounding towns and villages of the Airedale line.

Bradford city centre is located 4 miles south east of Bingley and Leeds city centre located approximately 14 miles to the east. The property has good road connections being situated just off the A650 Bingley bypass.

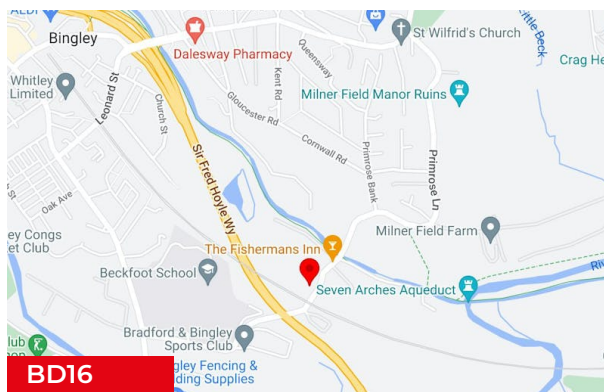
Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m	Availability
Ground	-	1,161	107.86	Available
1st - Right Suite	Right Suite	1,428	132.67	Available
1st - Left suite	Left suite	1,228	114.08	Available
Total		3,817	354.61	

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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