

COMMERCE COURT

Managed Workspace

TO LET



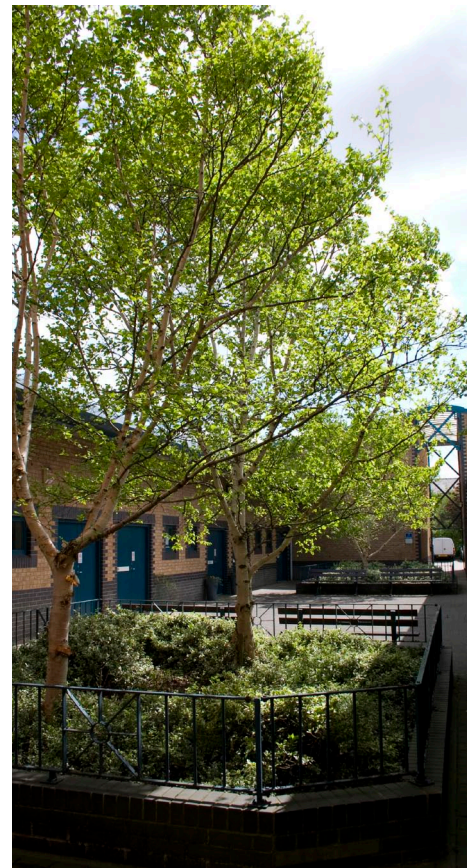
SPECIFICATIONS

**FROM 250 ft² (23.23 m²)
TO 1060 ft² (98.48 m²)
Rents start from as little as
£235 per month plus VAT**

*A well established and popular
business park totalling over 31,000
ft² (2,880 m²).*

*Designed with SMEs in mind and
suitable for a wide range of uses
with quick access to the M606.
Commerce Court is situated in a
prominent, easy-to-find location
just off Cutler Heights Lane.*

- Office suites from 191ft² (17.75m²) to 513ft² (47.66m²)
- Easy-in, easy-out terms
- High levels of security including guard, CCTV and alarms
- Flexible space to allow business growth
- Inclusive terms
- On site management
- Free parking
- 24 hour access



FEATURES



- Conference and meeting rooms
- Virtual office service
- Reception and telephony
- Secretarial services
- Broadband internet
- DDA compliant
- On site refuse and recycling facilities
- Rent inclusive of services such as security, external repairs and buildings insurance
- Office conversions also available
- Chamber membership included

UNIT SIZES

- 1060 ft² (98.48 m²)
- 860 ft² (79.90 m²)
- 740 ft² (68.75 m²)
- 500 ft² (46.45 m²)
- 470 ft² (43.66 m²)
- 440 ft² (40.88 m²)
- 250 ft² (23.23 m²)
- Management Suite
- Toilets

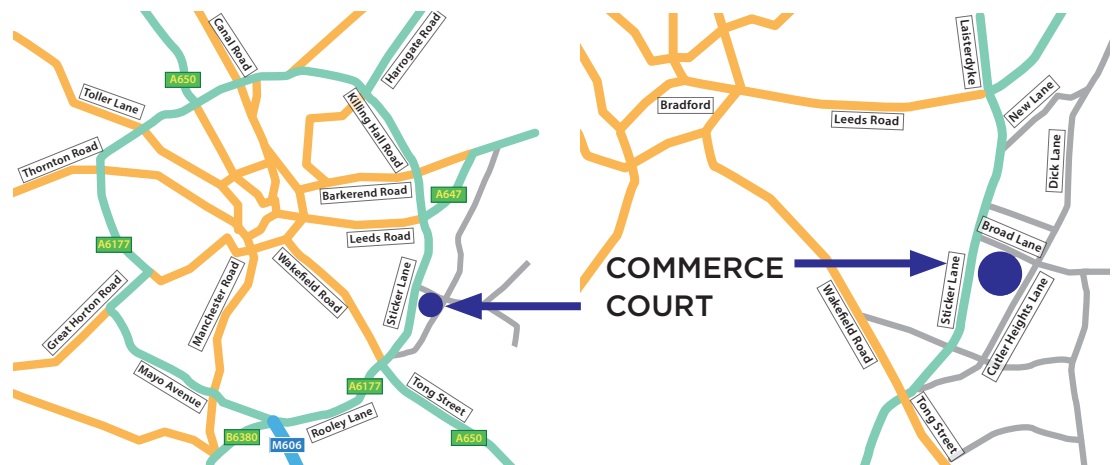


SPECIFICATIONS

- Modern, single storey units suitable for industrial, storage and office use
- Lighting, 13A ring main, intruder alarm, emergency lighting and fire alarm link supplied
- High security doors, locks and windows
- Larger units sectional door provides eaves height of approx. 3.6 m
- 3 phase electricity ducted into each unit, with single phase meter and distribution board. Upgrades to 3 phase if required
- Telecoms ducting and connection points
- Water supply with sink and base unit
- Maximum floor loading 30KNm²
- All unit walls and roof panels insulated to give a U value of 0.45
- Most units have planning permission for B1, B2 and B8 uses as defined in the Use Classes Order 1987

DIRECTIONS

From the top of the M606 turn right on to the A6177 ring road, signposted Airport. At the roundabout giving access to the A650 proceed straight ahead then turn immediate right on to Cutler Heights Lane. After approximately half a mile turn left on to Challenge Way, Commerce Court is immediately on the right.



CHAMBER MEMBERSHIP

- Free legal and HR help lines
- Discounted mailing lists for marketing
- Networking events
- PR and advertising opportunities
- Free debt collection up to £3,000
- Discounted payment card services...and more!
- Quarterly magazine

These particulars are intended as a guide only, they do not form part of any contract and although believed to be correct they should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness or otherwise of each of the statements contained in these particulars. No liability is accepted for any losses however arising directly or indirectly where reliance is placed upon the content of these particulars by any intending tenant.

CONTACT DETAILS

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