

HIGH QUALITY PROMINENT GROUND FLOOR OFFICE SUITES WITH PARKING

LPS SOLICITORS UNAFFECTED

TO LET



GROUND FLOOR, ALPHA HOUSE, 2 COOP PLACE, BRADFORD
BD5 8JX

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BTG
Eddisons

Ground Floor, Alpha House, 2 Coop Place

Bradford, BD5 8JX



Tenure

To Let



Property Type

Office



Rental

On application



Size

From 51.10 sq m - 318.47sq m
(550sq ft - 3,428sq ft)



Location

Bradford, BD5 8JX



Property ID

731.4402a (167610)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

Prominently located on Rooley Lane, Alpha House comprises a two storey modern office block within an enclosed landscaped area.

The property comprises of the ground floor and incorporates both open plan and private office accommodation.

The premises benefit from suspended ceilings, raised carpeted flooring and gas central heating.

Suites are available from approximately 550sq.ft. up to 3,428sq.ft.

Externally the property benefits from allocated parking.

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

To be reassessed upon occupation.

Terms

The premises are available on a new lease on terms to be agreed.

Rental

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

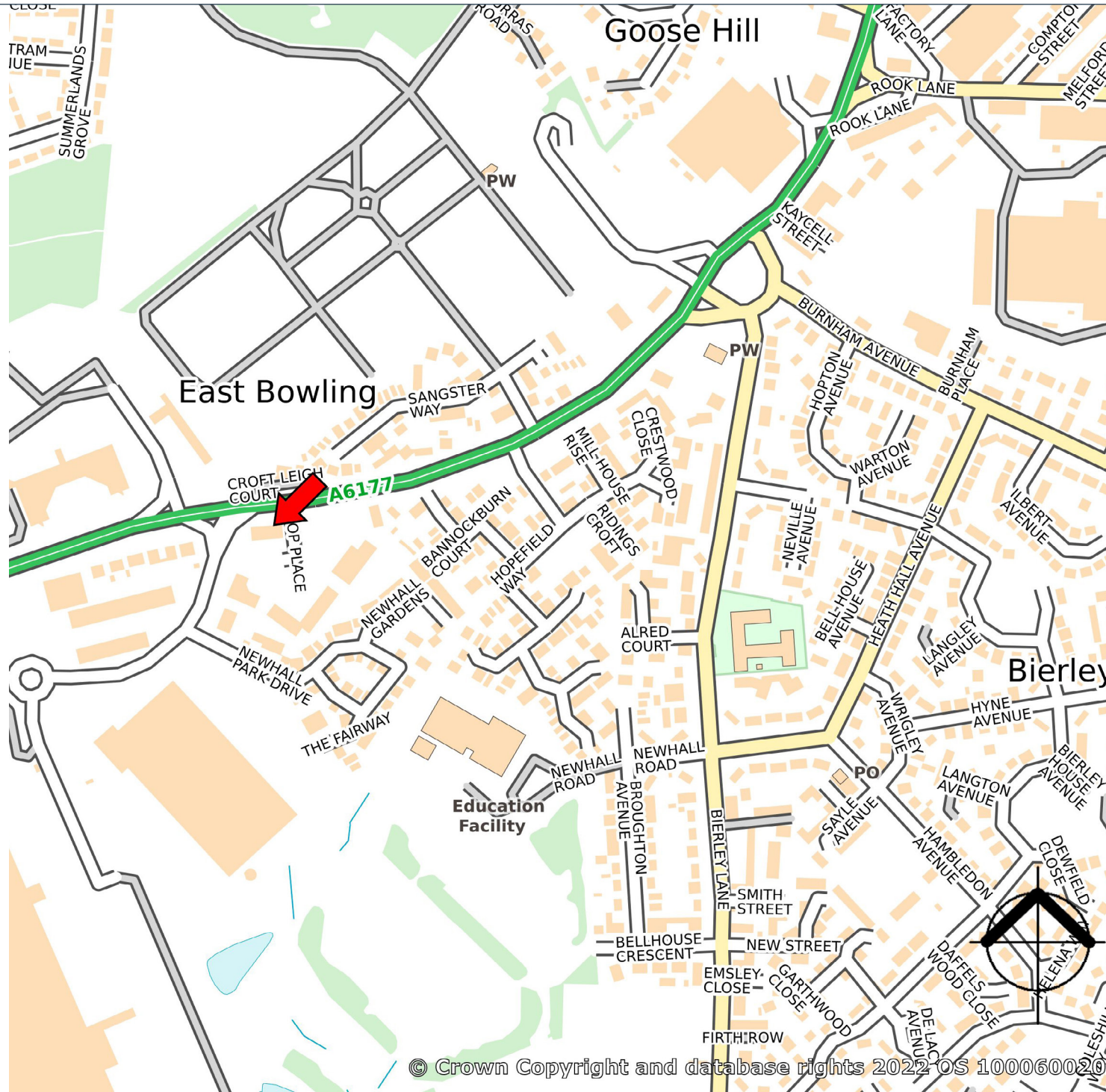
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

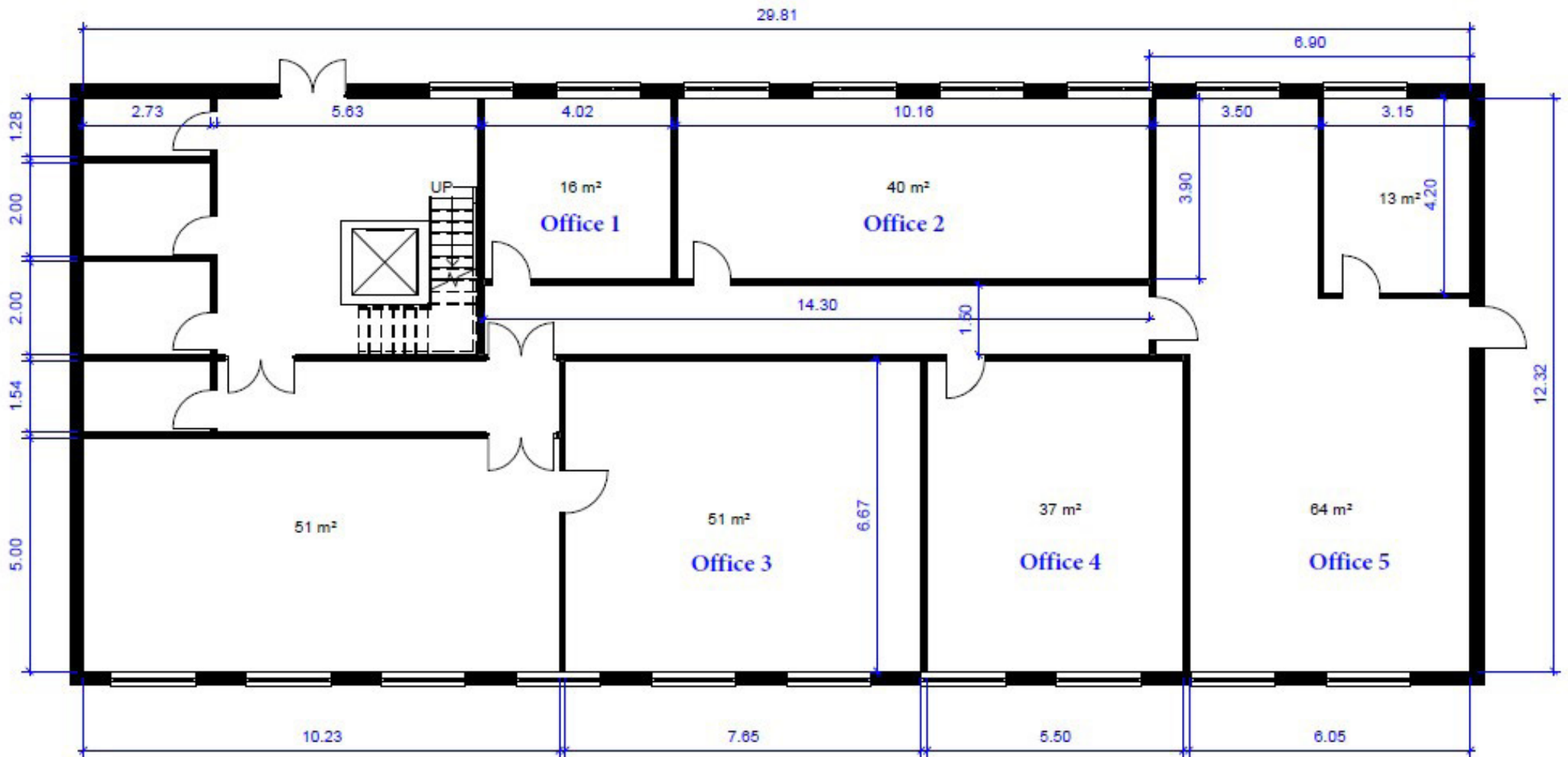
Alpha House is prominently located on Rooley Lane (A6177) being accessed via Coop Place.

Its strategic location offers excellent road communications onto the M606/M62 and the national motorway network with Bradford city centre being c.2 miles in distance.









Ground Floor

Length (m)