

TO LET REFURBISHED BUSINESS CENTRE OFFICES

Ryden

HOPE PARK WORKSPACES
4 CO-OP PLACE
BRADFORD
WEST YORKSHIRE
BD5 8JX

FROM

80

SQUARE FEET

TO

683

SQUARE FEET



GET IN TOUCH

CONTACT Sam Davill

TELEPHONE 0113 386 8803

EMAIL sam.davill@ryden.co.uk

LEEDS

Carlton Tower

34 St Paul's Street

Leeds LS1 2SP



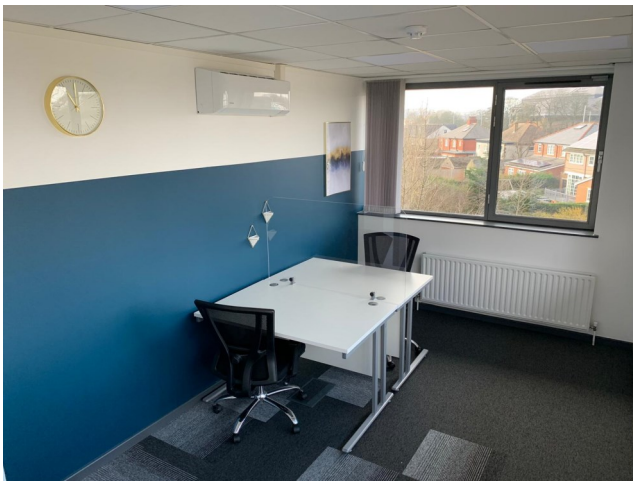
ryden.co.uk



LOCATION

Hope Park Workspaces occupy an enviable position just off the Bradford Ring Road (A6177), providing convenient access to Bradford City Centre which is located approximately 2 miles to the North. The M606 motorway network runs adjacent to Hope Park, thereby providing excellent road links throughout West Yorkshire, Lancashire and the wider region.

The surrounding area is generally well built up and of mixed use being one of the most sought after locations in Bradford for office users.



DESCRIPTION

The property comprises a high specification 3 storey office building situated just off the Bradford Ring Road. Each suite has been recently refurbished to a particularly high standard, combining contemporary design and far reaching views to provide an excellent standard of accommodation in an established office park location. Key features of the space include:

- Ultra Fast internet 1 gig capacity with back up/fail over 100mg line.
- Internal comfort heating and cooling.
- Fully furnished.
- Kitchens with free tea and coffee.
- Fully manned reception.
- Well equipped meeting rooms (chargeable at a discounted rate).
- On site maintenance team.
- Office cleaning.
- 24 hour access and CCTV security.
- On site parking available.
- Heavily discounted health club and gym memberships.

NOT FOR PROFIT

Business is more than just number crunching. It's about doing something significant, something that matters and something that leaves a mark on the world. That's why Hope Park operates as a social enterprise in partnership with the National Charity, Transforming Lives for Good.

ALL PROFIT goes back into investing in the futures of struggling children across the UK.

RENT

Please see the rent schedule overleaf for the quoting rents. All rents are inclusive of rent, service charge and utilities (heating, lighting etc).

RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each suite.

LEGAL COSTS

In the normal manner, each party is to be responsible their own legal expenses, including any LBTT and registration dues.

LEASE TERMS

Each suite is available by way of a short term license agreement, however longer terms will also be considered.



LEEDS

Carlton Tower

34 St Paul's Street

Leeds LS1 2SP



ryden.co.uk

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

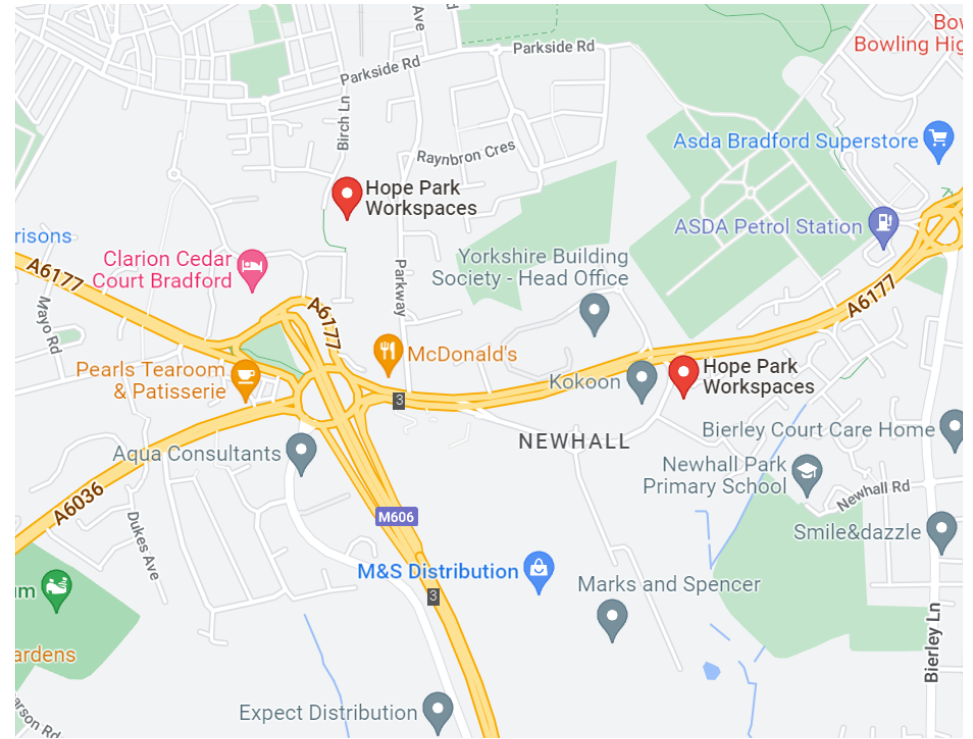
AVAILABLE ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

Floor	Room Name	Size (Sq Ft)	Rental PCM
Ground Floor	0.02	683	£1,992
	0.13	191	£675
First Floor	1.12	380	£1,250
	1.14	80	£266



LOCATION MAPS





Ryden

FURTHER INFORMATION

FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE CONTACT RYDEN

GET IN TOUCH

CONTACT Sam Davill

TELEPHONE 0113 386 8803

EMAIL sam.davill@ryden.co.uk

LEEDS

Carlton Tower

34 St Paul's Street

Leeds LS1 2SP



ryden.co.uk

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.