



Aquarius House

6 Mid Point, Bradford, BD3 7AY

Prime Offices To Let

3,787 to 14,587 sq ft
(351.82 to 1,355.18 sq m)

- Established business park
- Good on site amenity
- Undergoing refurbishment
- Modern well specified offices
- Competitive rent

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Summary

Available Size	3,787 to 14,587 sq ft
Rent	£16 per sq ft The offices are available to let either as a whole or on a suite by suite basis for a term to be agreed.
Business Rates	An estimation of the business rates can be provided upon request
Service Charge	The tenant will be responsible for the payment of a service and landlord's building insurance from the date of legal completion or occupation whichever is the earlier. Further information available upon request.
Car Parking	On-site car parking is available at the attractive ratio of 1:187 sq ft meaning that there are a total of 78 spaces which will be allocated on a pro-rata basis.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Refurbished modern offices on an established business park.

The offices will be refurbished to provide good quality open plan offices benefitting from:

- Suspended ceiling with integral lighting
- Comfort cooled
- Full access raised floor
- Double glazed windows
- Gas fired central heating via wall mounted radiators
- New carpet
- Kitchen point
- Male, female and disabled toilet facilities

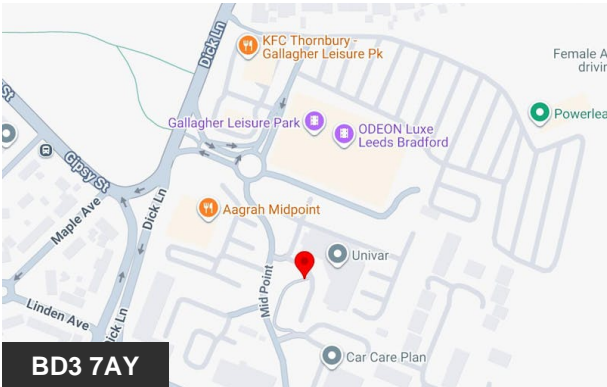
Location

The offices are located with Aquarius House with the successful Midpoint development located in Thornbury less than 3 miles from Bradford City Centre and 7 miles from Leeds City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor (A)	5,400	501.68	Available
Ground - Ground Floor (B)	5,400	501.68	Available
1st - Part first floor	3,787	351.82	Available
Total	14,587	1,355.18	



Viewing & Further Information



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