



Airedale House

Aire Valley Park, Dowley Gap Ln, Bingley, BD16 1WA

Outstanding Modern Office Building Offering 3 Floors of High Quality Workspace with Extensive Car Parking

1,732 to 11,598 sq ft
(160.91 to 1,077.49 sq m)

- High Quality Modern Office
- Air Conditioning & LED Lighting
- Secure Private Site with Electric Entry Gates
- Dedicated On-site Car Parking
- Ready for Immediate Occupation

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Summary

Available Size	1,732 to 11,598 sq ft
Rent	£12 per sq ft
Price	£1,350,000 Guide price
Business Rates	Upon Enquiry
Service Charge	£4.77 per sq ft
EPC Rating	B (63)

Description

Airedale House is an imposing building providing an impressive business identity. Quality common parts and a passenger lift give way to open floor plates plus a series of private offices and meeting rooms.

The accommodation is of high quality throughout including raised access floors, air conditioning and LED lighting. The business park is fully enclosed with electric security gate. On site dedicated car parking is included.

Location

The property forms part of an impressive Business Park lying to the immediate south of Bingley Town Centre and easily accessible from all Airedale Towns and Villages. Bingley offers a wide range of amenities catering for most daily needs including a Railway Station providing regular services on the Airedale Line.

Bradford City Centre is around 4 miles away and Leeds City Centre around 14 miles away. Road links are excellent via the nearby A650

Accommodation

The accommodation comprises of the following

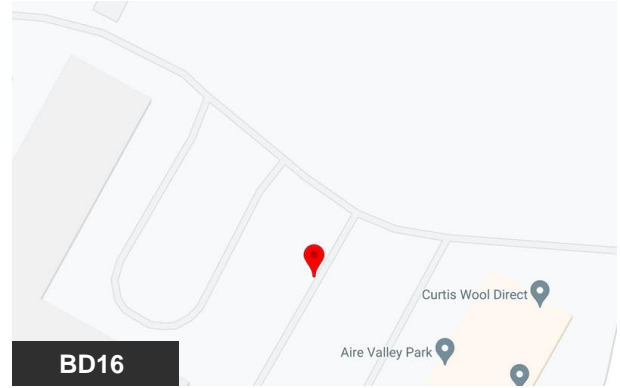
Name	Sq ft	Sq m	Availability
Ground - RHS	2,782	258.46	Available
Ground - LHS	2,400	222.97	Let
1st - RHS	2,275	211.35	Available
1st - LHS	1,917	178.10	Available
2nd	1,732	160.91	Available
Total	11,106	1,031.79	

Viewings

Viewings are by prior appointment through the joint agents Hayfield Robinson (Lisa Throupe 07966 300501 - lisa@hayfieldrobinson.co.uk / Justin Robinson - 07966 336617 - ejr@hayfieldrobinson.co.uk) or WSB

Terms

The property is available for sale as a whole on a freehold basis at a quoting price of £1.35m + VAT or alternatively can be offered to lease either as a whole, as full floors or as smaller individual wings at a rent of £12.00 sq ft.



Viewing & Further Information



Robin Beagley BSc (Hons) MRICS

0113 2341449 | 07733895927

rbeagley@wsbproperty.co.uk