



# BOWCLIFFE HALL

ONE OF YORKSHIRE'S MOST EXCLUSIVE OFFICE LOCATIONS

BOWCLIFFE HALL, BRAMHAM LS23 6LP



## TO LET

### Office 6, Bowcliffe Grange, Bowcliffe Hall

- Office extending to approximately 925 sqft / 86 sqm
- Flexible Lease Terms
- Kitchen Area
- WC and Shower Facilities
- Comfort Cooling
- 142 Free Car Parking Spaces

VIEWING / FURTHER INFORMATION

Please contact Bowcliffe Hall | Contact: Lucinda Jennings | Telephone: 01937 541111 | Email: [ljennings@bayford.co.uk](mailto:ljennings@bayford.co.uk)

## LOCATION

Bowcliffe Hall estate is situated on the A1, near the village of Bramham, with direct access to the national motorway network. The A64 and A1 are both within one mile, and the A1 (M) Link is within three miles.

Bowcliffe Hall offers occupiers a convenient, easily accessed base for their business near to Leeds, Harrogate and York, without the inconvenience of commuting.

Nearby Towns: Wetherby 4 miles | Leeds 12 miles  
Harrogate 13.5 miles | York 17.5 miles

## DESCRIPTION

The offices on the estate are home to a range of national and regional companies, as well as small niche businesses; creating a thriving and interesting working environment.

Tenants of Bowcliffe Hall estate have use of the Hall's facilities such as fully staffed reception, meeting rooms (subject to extra hourly charge), and access to the extensive grounds, as well as free car parking across the 142 spaces provided.

Also included is Membership of the exclusive Bowcliffe Drivers' Club, a relaxed break out area with open fireplace, comfortable seating, and a restaurant serving hot and cold drinks, meals and snacks.

The striking conference centre, known as The Blackburn Wing, is also available at an extra charge. This unique structure, designed to resemble an aircraft wing, can accommodate up to 90 seated delegates.

We offer a unique, uplifting work environment and seek to support and assist you in any way we can to make the day to day running of your business and the happiness of your team, the best it can be. You will be able to join our running club, weekly Pilates session, have your car valeted or your dry cleaning collected.

## SCHEDULE OF ACCOMMODATION

Bowcliffe Grange contains a suite of seven prestigious offices, with the benefit of many additional communal on site facilities.

Office 6, on the first floor, comprises of three designated office areas, a kitchen area, and provides an approximate NIA of 925 sqft (86 sqm).

## TERMS

Leases will be issued on an effective internal repairing and insuring terms, contracted outside the Security of Tenure provisions of the Landlord & Tenant Act, for a minimum term certain of two years. Longer leases would be preferred.

## QUOTING RENTAL

Office 6 Bowcliffe Grange is available to let at £21,000 pa, payable by direct debit quarterly in advance.

## SERVICE CHARGE

The premises are subject to a service charge, covering costs associated with the common areas of the property. This includes:

- Water Rates
- Maintenance and Repairs
- Waste
- Cleaning (including Office)
- Lighting, Heating and Power
- Environmental Costs
- Statutory Compliance
- Buildings Insurance
- Security

The service charge is payable monthly in advance, with the rent, and is currently budgeted at a rate of £6.25 per sqft for 2022/2023.

Broadband is available via fibre on an uncontended basis, to suit business specific requirements.

## BUSINESS RATES

The incoming tenant will be liable for the rates payable. The office has a rateable value of £14,000.

## EPC

The EPC Rating for Bowcliffe Grange is C52. A full copy of the EPC can be provided upon request, or viewed online.

## VAT

All rents and outgoings are quoted exclusive of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

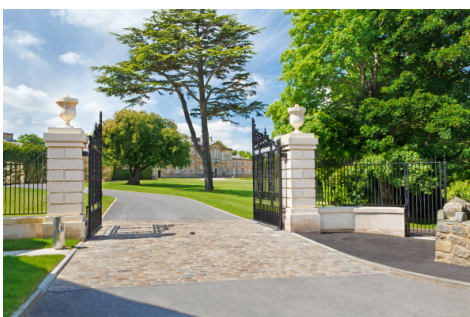
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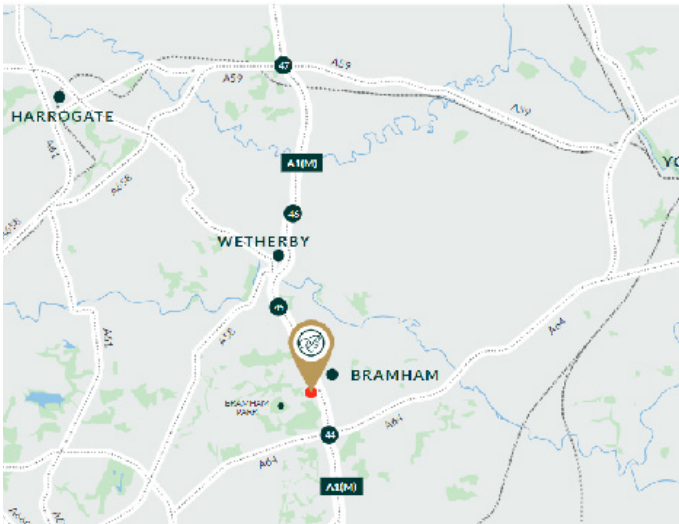
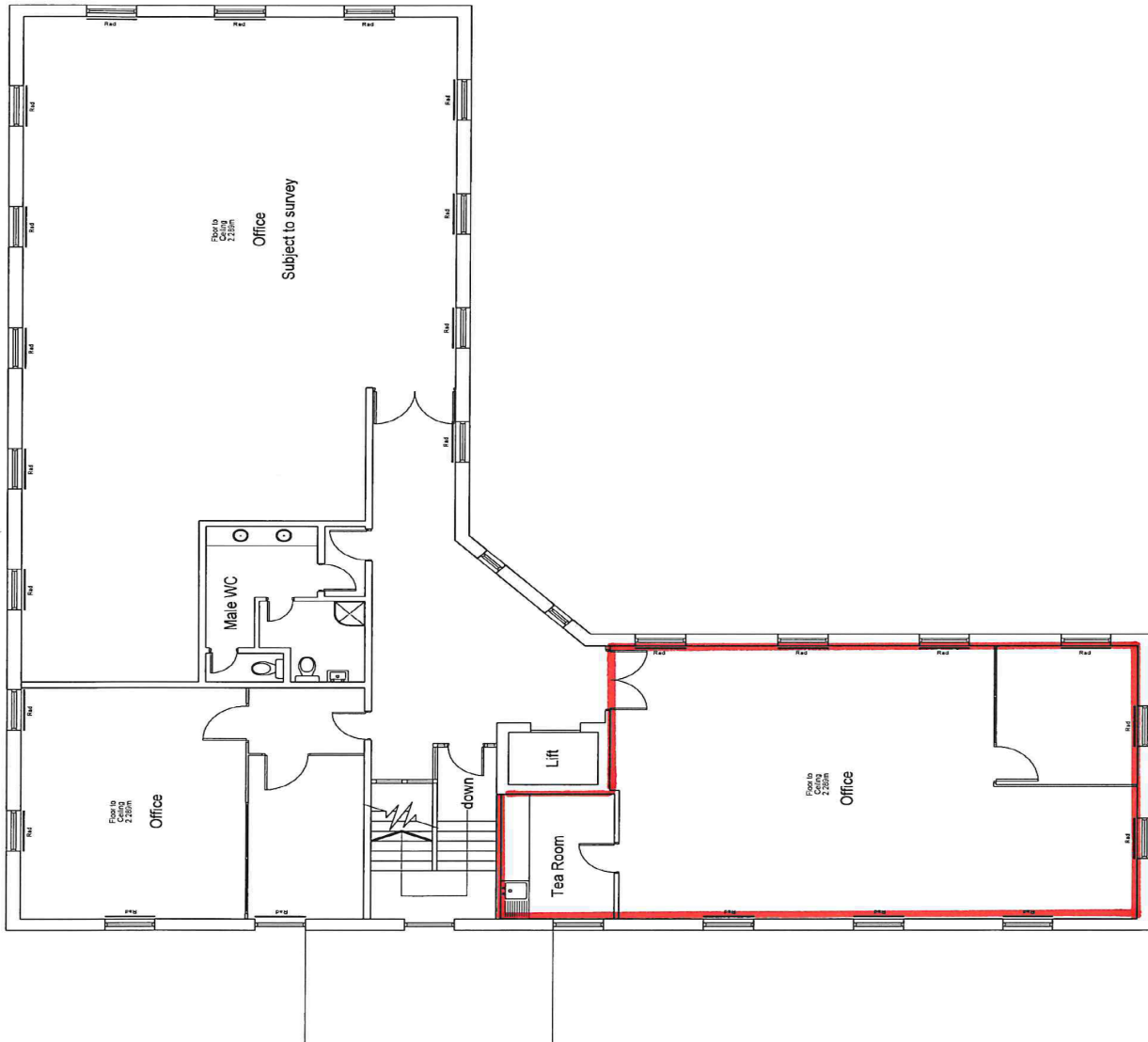
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Bowcliffe Grange



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