



BOWCLIFFE HALL

ONE OF YORKSHIRE'S MOST EXCLUSIVE OFFICE LOCATIONS

BOWCLIFFE HALL, BRAMHAM LS23 6LP



TO LET

Bowcliffe Court

- Office extending to approximately 337 sqft / 31 sqm
- Flexible Lease Terms
- Kitchen Area
- WC and Shower Facilities
- 142 Free Car Parking Spaces

VIEWING / FURTHER INFORMATION

Please contact Bowcliffe Hall | Contact: Lucinda Jennings | Telephone: 01937 541111 | Email: 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 Court is a self contained office situated at the entrance gates to the Bowcliffe Hall Estate. Suite 5 is a first floor office overlooking the front lawns of the majestic Bowcliffe Hall itself.

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

Suite 5 Bowcliffe Grange is available to let at £ 8,500 pax, payable by direct debit quarterly in advance.

SERVICE CHARGE

Service charge for the period April 22 - March 23 is capped at £11.50 ft.sq subject to increase annually in line with inflation.

Service charge includes:

- Building insurance, light, power, heat, water, cleaning , waste, statutory compliance, H&S, maintenance, security

BUSINESS RATES

The ingoing tenant will be liable for the rates payable. The office has a rateable value of £5,300.

EPC

The EPC Rating for Bowcliffe Court is C57. 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.

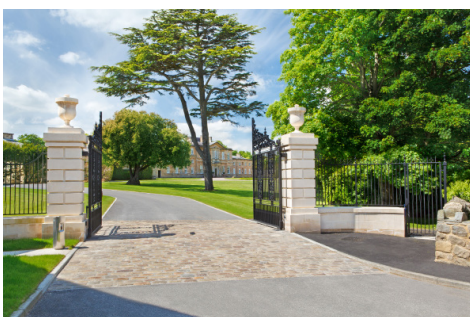
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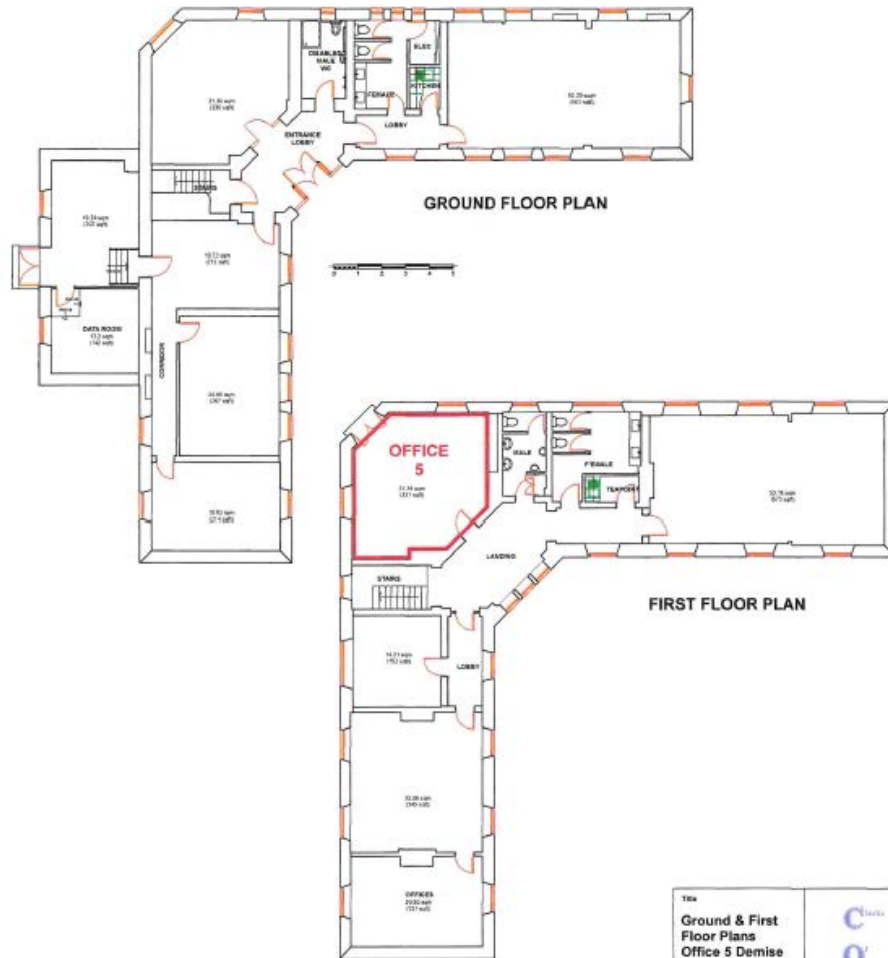
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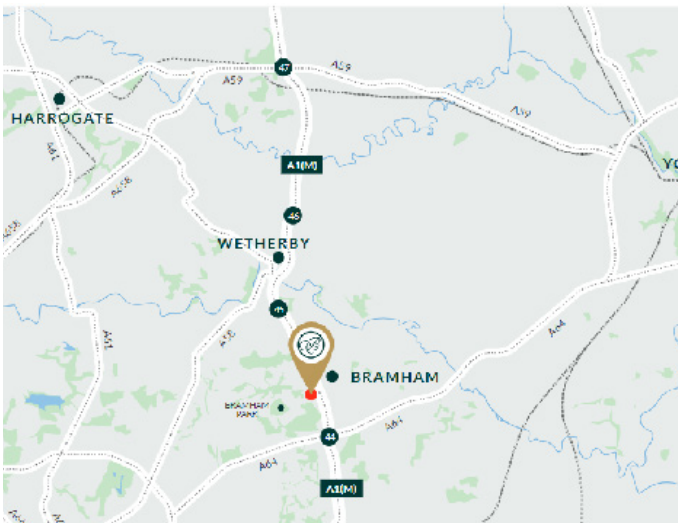


BOWCLIFFE HALL

Bowcliffe Court



Title Ground & First Floor Plans Office 5 Demise		
Project Proposed Refurbishment at: Bowcliffe Court, Bramham, LS23 6LP.		
Drawn P.B.	Date Feb 2018	
Scale 1:100 @ A2	Drawing No. 20870/1/D5	Rev. -



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