



# WOODVALE

OFFICE PARK

BRIGHOUSE, WEST YORKSHIRE HD6 4AB

**TO LET** HIGH QUALITY OFFICES  
**FROM 400 - 2,400 SQ FT**  
IMMEDIATELY AVAILABLE

Design & Build offices of 5,000 - 10,000 sq ft





Brighouse, West Yorkshire HD6 4AB

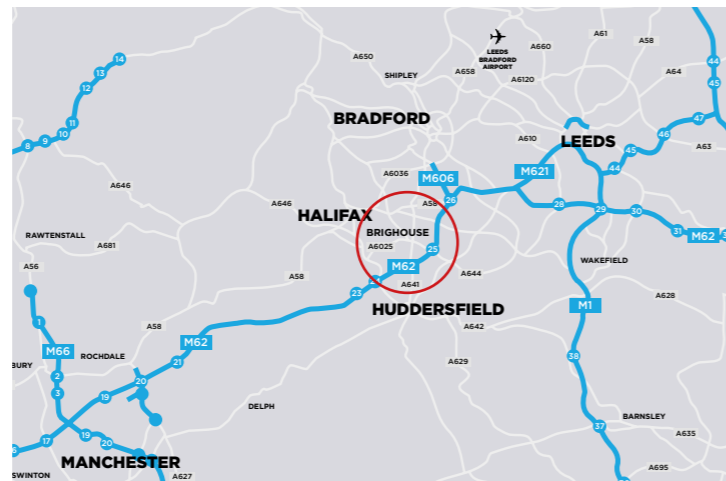
**Location**

- Aerial
- Description
- The Site
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### DISTANCES

Brighouse	1 mile	4 mins
Brighouse Train Station	1 mile	5 mins
M62 J25	11.6 miles	5 mins
Halifax	5 miles	15 mins
Leeds	15 miles	23 mins
Leeds Bradford Airport	17 miles	39 mins
Manchester	32 miles	53 mins
Sheffield	33 miles	1hr 3 mins



**LOCATION**

Woodvale Office Park is accessed from the A641 Bradford Road, a short distance away from Brighouse Town Centre.

Excellent main road communications are available to surrounding towns and cities and the Motorway network is accessible via junction 25 of the M62 Motorway which is approximately 1 mile to the south east.

Wellholme Park lies directly adjacent to the south of the premises providing a pleasant park setting.







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## DESCRIPTION

Woodvale Office Park comprises 3 office buildings each with dedicated car parking areas and surrounded by parklands.

The offices have been fitted out for modern day business use and can provide a range of office accommodation to suit every occupier.

The offices have the benefit of:-

- Perimeter trunking
- Category Grade II fluorescent strip lights
- Gas fired central heating
- Double glazed window units
- Male and female toilet facilities
- Fitted kitchen
- ADT intruder alarm
- Electronic key pad entry buzzer system

Some of the offices provide suspended ceilings and ceiling mounted air conditioning.

A separate site is available for Design & Build offices of 5,000 sq ft - 10,000 sq ft, details available on request.

**“The offices have been fitted out for modern day business use and can provide a range of office accommodation to suit every occupier”**





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DEVELOPMENT LAND

**WOODVALE HOUSE**  
@ WOODVALE OFFICE PARK

**PARKVIEW HOUSE**  
@ WOODVALE OFFICE PARK

**OAK HOUSE**  
@ WOODVALE OFFICE PARK

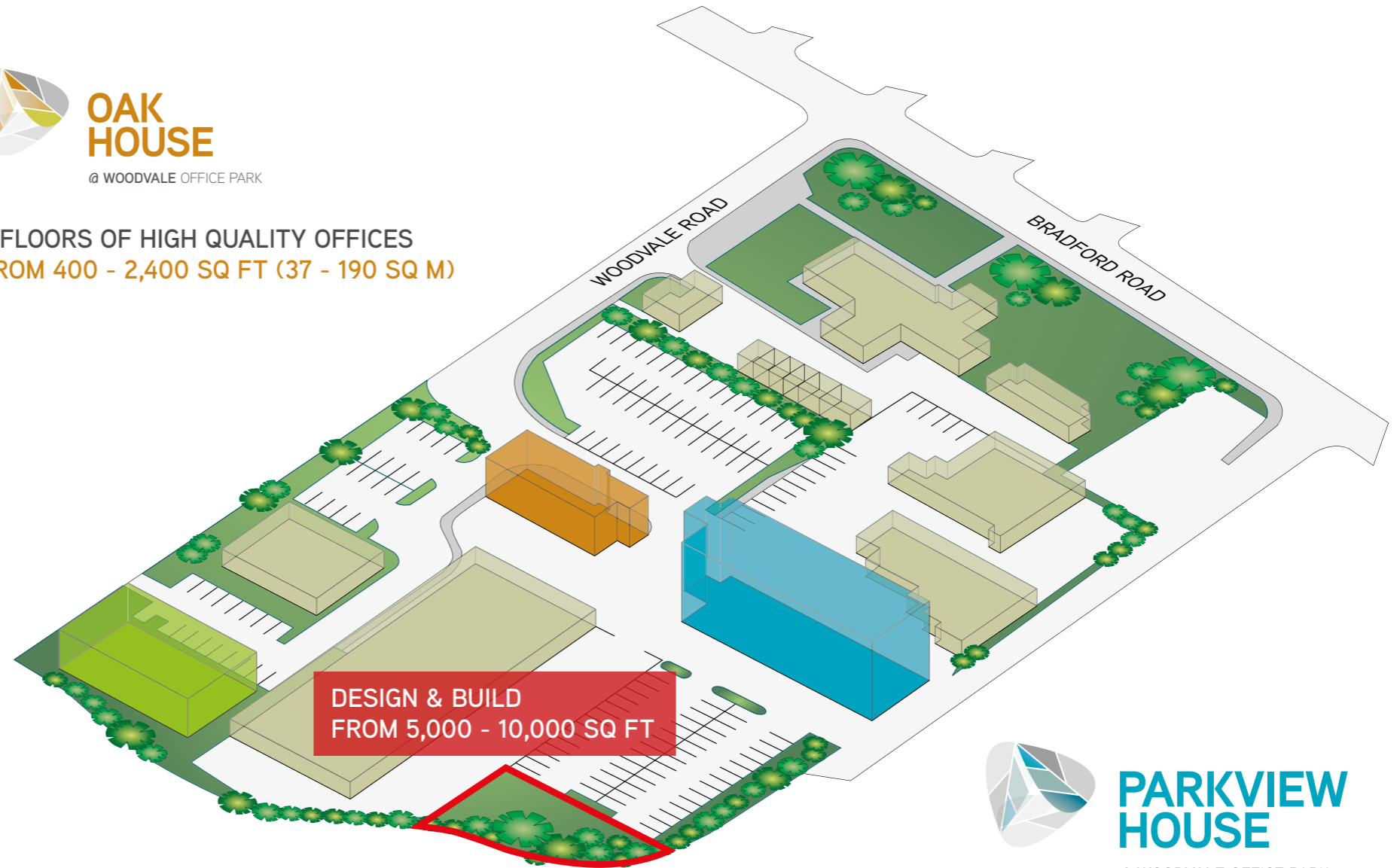




3 FLOORS OF HIGH QUALITY OFFICES  
FROM 400 - 2,400 SQ FT (37 - 190 SQ M)



3 FLOORS OF HIGH QUALITY OFFICES  
700- 1,000 SQ FT (65 - 93 SQ M)



4 FLOORS OF HIGH QUALITY OFFICES  
FULLY LET



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**Woodvale House**

Parkview House

Oak House

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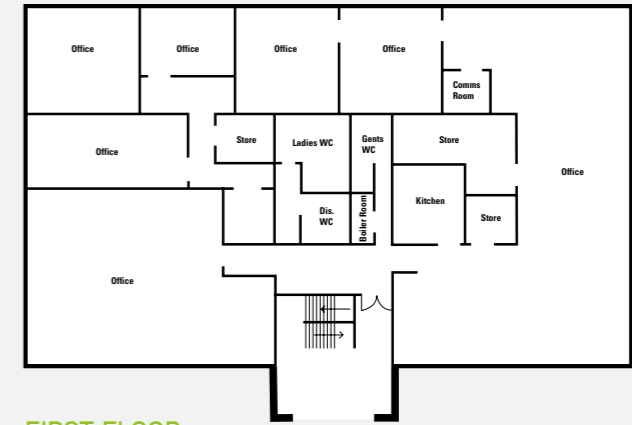
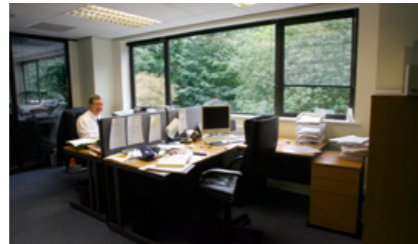
**WOODVALE HOUSE**

@ WOODVALE OFFICE PARK

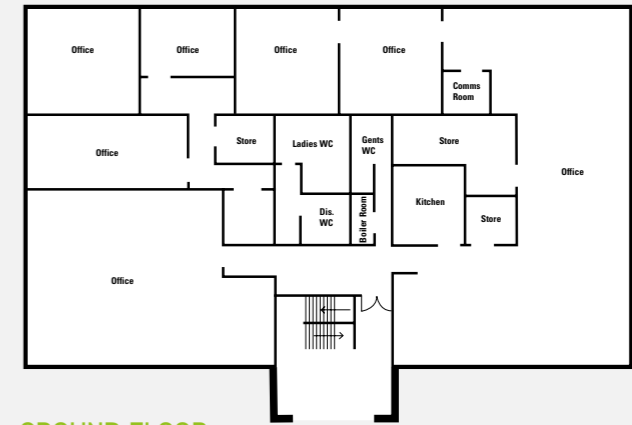
### DESCRIPTION

This multi occupied property is made up of high quality office accommodation across ground, first and second floors, ranging in size from 700 – 8,818 sq ft. Each floor benefits from male and female wcs, air conditioning, gas fired central heating, double glazed window units. Parking is available immediately outside the property and in the surrounding areas of Woodvale Office Park.

- Modern office accommodation.
- Parking available.
- Varying sizes available.



FIRST FLOOR



GROUND FLOOR

### AVAILABILITY

WOODVALE HOUSE	SQ FT	SQ M
Second Floor	1,000	93
First Floor	700	65
Ground Floor		LET
<b>TOTAL AVAILABLE</b>	<b>1,700</b>	<b>158</b>



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**Availability**

Woodvale House

**Parkview House**

Oak House

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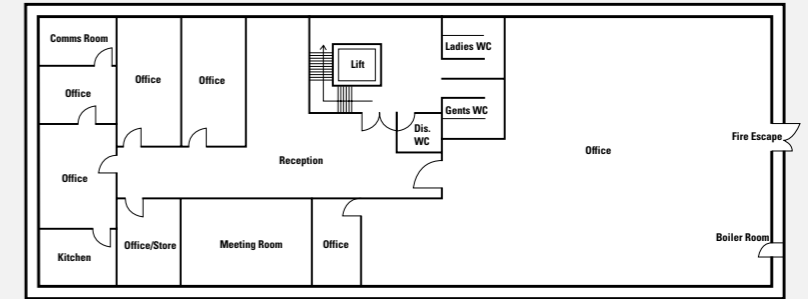
**PARKVIEW HOUSE**

@ WOODVALE OFFICE PARK

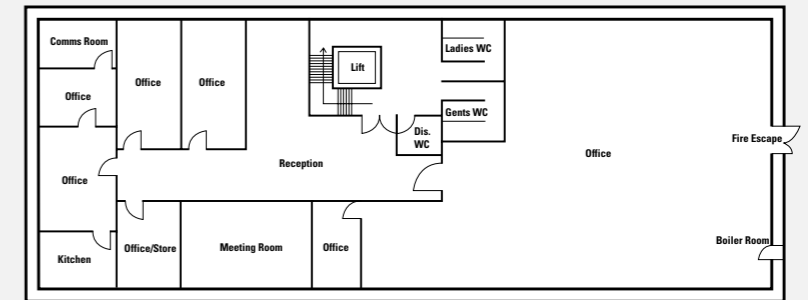
## DESCRIPTION

The premises comprise the second floor of a period office building which has been fitted out for modern day business and is multi-occupied, accommodating several different businesses. The building has access directly from the car park via a central lobby area. The accommodation is made up of a number of open plan and private offices and externally private parking is provided. A passenger lift is also available, accessed from the central lobby.

- Fully refurbished.
- Car Parking.
- Passenger Lift.



TYPICAL UPPER FLOOR



GROUND FLOOR

## AVAILABILITY

PARKVIEW HOUSE	SQ FT	SQ M
Third Floor		LET
Second Floor	400	37
First Floor		LET
Ground Floor	2,040	190
<b>TOTAL AVAILABLE</b>	<b>2,440</b>	<b>227</b>





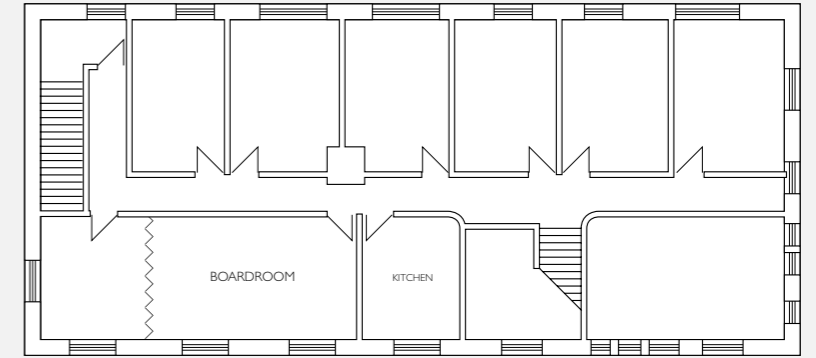
**OAK HOUSE**

@ WOODVALE OFFICE PARK

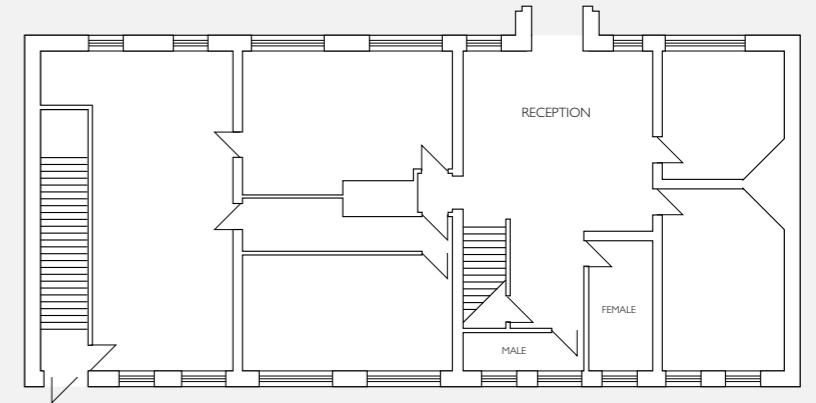
**DESCRIPTION**

The accommodation is made up of a newly refurbished excellent first floor open plan office space plus ground floor lobby reception area and private offices. Externally the building enjoys very generous private parking. The building has the benefit of gas fired central heating, double glazed window units, male and female toilet facilities on both floors, new fitted kitchen, intruder alarm, newly refurbished both internally and externally.

- Fully refurbished.
- Car parking available.
- WC Facilities.



**FIRST FLOOR**



**GROUND FLOOR**

**AVAILABILITY**

OAK HOUSE	SQ FT	SQ M
First Floor		LET
Ground Floor		LET
<b>TOTAL AVAILABLE</b>		





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## SERVICES

All mains and services are connected to the property.

## TERMS

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

On application.

## VAT

All prices / rentals are exclusive of but may be liable to VAT.

Visit [www.woodvaleofficepark.co.uk](http://www.woodvaleofficepark.co.uk) for a virtual tour of the property

## VIEWING

Strictly by appointment with Towngate Plc or the joint letting agents Walker Singleton.

**Jonathan O'Connor**  
jonathan.oconnor@walkersingleton.co.uk

**Michelle Dobson**  
michelle.dobson@walkersingleton.co.uk

**WalkerSingleton**

**01422 43000**

walkersingleton.co.uk

**TOWNGATE PLC**

[www.towngate.plc.uk](http://www.towngate.plc.uk)

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