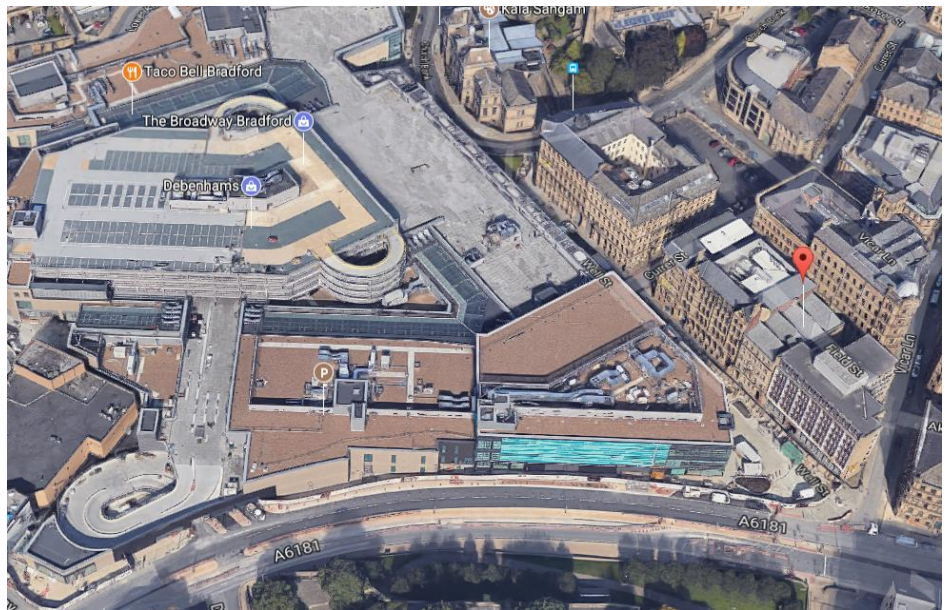


sharma
williamson

Chartered Surveyors
Commercial Property Agents

Kershaw House, 55 Well Street BRADFORD BD1 5PS



TO LET

- Upper Floor Office Accommodation (With Dedicated Ground Floor Personnel Entrance) Ranging from **267.0 q m (2870 sq ft)** to **1,081.0 sq m (11,645 sq ft)**
- Sensitively Renovated Office Accommodation Available for Occupation in Early 2018!
- Situated in the Heart of Bradford City Centre Directly Opposite the Broadway Shopping Centre
- Quality Finishes Throughout
- DDA Compliant Accommodation

Suite 1, 1st Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
W: www.sharmawilliamson.co.uk

Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

Kershaw House occupies a prominent central location fronting onto pedestrianised Well Street directly opposite one of the entrances to Westfield Shopping Centre, forming part of the acclaimed Little Germany Conservation Area in Bradford City Centre. A short distance away is the Leisure Exchange (multiplex cinema, Hollywood Bowl etc.).

The building is close to Leeds Road (A647) which provides convenient access to Shipley Airedale Road (A650) and Manchester Road (A641) providing convenient access to the City wide region and motorway networks.

PROPERTY/ACCOMMODATION

The building comprises a soon to be renovated mid-terraced attractive Listed property with an attractive stone façade benefitting from a separate dedicated entrance leading to 4 upper floors.

The building/accommodation is in the process of being completely renovated/refurbished (and therefore interested party's specific requirements could be incorporated into any fit out – subject to timings), with works to include:-

- New floor/wall coverings throughout
- Suspended ceilings with LED light units
- Air conditioning facilities
- Quality staff/WC facilities throughout

The premises provide the following approximate net internal floor areas (as provided by our client):-

	Sq m	Sq ft
Ground floor - Communal entrance lobby	-	-
First floor	271.0	2,931
Second floor	267.0	2,870
Third floor	269.0	2,894
Fourth floor	274.0	2,950
Total Approx Internal Floor Area	1081.0	11,645

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£62,000
Rates Payable (approx):	£29,698

This is a single assessment in respect all of the upper floors.

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

£9.50 per square foot Subject to Lease, Plus VAT

LEASE

The whole of the upper floors (or individual floors) are available to let upon a new full repairing and insuring lease (with service charge) for a term to be agreed and incorporating upwards only rent reviews.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance with matters such as business rates, property improvements, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to www.investinbradford.com

LEGAL COSTS

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

VAT

We are advised by the Landlords that VAT will be chargeable on the rent, service charges etc. at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** - a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(November 2017)

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).