

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

4 Fieldhead Street,  
Fieldhead Business Centre  
BRADFORD  
BD7 1LW



## FOR SALE (MAY LET)

- Modern B1 Office Premises Situated in an Attractive Landscaped Business Park Environment with Onsite Car Parking
- Extending to **145.0 sq m (1614 sq ft)**
- Forming Part of the Successful Fieldhead Business Centre
- Modern Decorations, Carpets and Finishes Throughout.
- *No Business Rates Payable (subject to qualifying conditions).*

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**SITUATION**

The property forms part of the successful Fieldhead Business Centre comprising high quality industrial, office, studio and retail units situated a short distance from Thornton Road (B6145), which in turn provides convenient access to Bradford City Centre (approx 1/2 mile away), Manchester Road (A641) and the motorway links.

The University of Bradford main campus is in the immediate locality, as is the award winning "The Green" Student Village.

Occupiers on the estate include Bradford District Care NHS Foundation Trust, Horton Housing Association, Eurocell and Adel Hair & Beauty.

**PROPERTY/ACCOMMODATION**

The unit comprises an attractive 2 storey B1 building of brick and clad elevations incorporating attractive glazing with modern carpets and decorations throughout. Amenities include:-

- UPVC wood grain effect tinted glass windows
- Fire alarm system
- Centrally heated throughout
- Suspended ceiling with LED integral light units
- Modern carpets/decorations throughout
- WC facilities
- Onsite car parking

The accommodation provides the following approximate net internal floor areas (subject to onsite measurement):-

	Sq m	Sq ft
<u>Ground floor</u>		
Modern offices	73.7	793
<u>First floor</u>		
Modern offices	76.3	821
<b>Total Approx Net Internal Floor Area</b>	<b>145.0</b>	<b>1614</b>

**RATING**

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

Rateable Value (2023):	£9,800
Rates Payable (approx.):	£4,890

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

**RENT**

**£16,500 per annum exclusive Subject to Lease, Plus VAT.**

**LEASE**

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

**SALE PRICE**

Our clients would consider a sale of the virtual freehold (being a 999 year ground lease with a fixed ground rent of £250 per annum) (subject to inflation increases)– **Guide Price Upon Application.**

N.B. A Service Charge is levied for the maintenance / upkeep of the general estate – further details / estimated costs upon request.

**LEGAL COSTS**

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

**VAT**

We are advised by our clients that VAT will be charged on the rent/sale price at the standard rate.

**ENERGY PERFORMANCE CERTIFICATE**

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

**VIEWING**

By contacting the joint letting agents:-

**Sharma Williamson**  
**Tel:** (01274) 759955  
**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
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**(July 2023)**

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 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.  
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 6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).