

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

# Upper Floors 35/37 Ivegate BRADFORD BD1 1SQ



## TO LET

- Modern and Refurbished Office Accommodation
- Extending to **237.8 sq m (2560 sq ft) + 87.3 sq m (940 sq ft)** of Storage Space
- Personnel Access from Pedestrianised Ivegate within Bradford City Centre
- No Business Rates (Subject to Qualifying Conditions)
- **Reasonable Rental Offers Considered**

W: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

E: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

T: 01274 759955





Chartered Surveyors  
Commercial Property Agents

**SITUATION**

The offices are situated with frontage onto Ivegate in the heart of Bradford City Centre. Ivegate is a pedestrianised thoroughfare with good levels of footfall linking the train/bus station to the popular shopping areas of Hustlergate, Darley Street etc. Ivegate has become particularly popular in recent times with bars (The Drum Winder, Ivegate Bier Haus, Wine Lodge etc), whilst next door is the popular Sunbridge Wells complex.

**PROPERTY/ACCOMMODATION**

The offices are arranged at first and second floor levels with a dedicated personnel entrance (with automated roller shutter over) from Ivegate. The general specification comprises the following:-

- Modern carpets and decorations throughout
- Wall mounted hot/cool air units
- Suspended ceilings throughout
- Perimeter trunking
- Generous staff/WC facilities.

The accommodation provides the following approximate net internal floor areas.

	Sq m	Sq ft
<u>First Floor</u>		
General office		
File room		
Cleaners store		
WCs		
3 x private offices		
Internal staircase to second floor:		
<b>Overall</b>	<b>115.2</b>	<b>1240</b>
<u>Second Floor</u>		
General office with 2 partitioned offices		
Staff/kitchen		
WCs		
<b>Overall</b>	<b>122.6</b>	<b>1320</b>
<u>Attic</u>		
Basic stores	<b>87.3</b>	<b>940</b>

**RATING**

We are verbally informed by Bradford Business Rates Offices that the property is assessed for rating purposes as follows:

\*Rateable Value: £8,600  
Rates Payable: £4,291

\*2023 Rating List

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

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).

**RENT**

**Reasonable Rental Offers Considered**

**LEASE**

The property is available to let upon a new effective full repairing and insuring lease 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:

<https://www.investinbradford.com/support/city-centre-business-growth-scheme/>

**LEGAL COSTS**

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

**VAT**

Our clients advise that VAT will be chargeable on the rent at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE**

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

**VIEWING**

By contacting the sole letting agents:-

**Sharma Williamson**

**Tel: (01274) 759955**

**Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)**

**Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)**

**(March 2023)**

