

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Hamilton House  
Cemetery Road  
BRADFORD  
BD8 9TB



## TO LET

- Refurbished and Modern Out of Town Offices with Dedicated on Site Car Parking Facilities
- Competitive Rentals!
- All inclusive / Flexible Terms
- Impressive Reception Area

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### SITUATION

The building occupies a prominent location close to its junction with Thornton Road (B6145) and Duncombe Road the latter providing a direct link to Ingleby Road/Bradford Outer Ring Road (A6177). Access is therefore available to the motorway networks (approximately 2 miles distant) and City Centre (approximately 2 mile distant).

The surrounding area is commercial in nature with nearby occupiers including a substantial Farmers Boy complex, Howdens and numerous supermarkets / retail outlets.

### ACCOMMODATION

The premises comprise a 3 storey detached office building offering the following amenities:-

- Impressive reception area
- UPVC double glazing
- Suspended ceiling with category 2 lighting
- Open plan and cellular offices
- WCs to each floor

**Please enquire about the latest availability of suites as this may change regularly.**

The rent is inclusive of business rates, electricity, heating, buildings insurance, communal cleaning etc., but exclusive of telephone charges, broadband, contents insurance and any malicious damage.

### Outside

Secured carparking for 34 vehicles

### LICENSE AGREEMENT

A license agreement will be entered into for a minimum term of 6 months which can be terminated thereafter with one month's notice.

### LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

### VAT

We are advised that VAT will not be charged on the rent.

### VIEWING

By contacting the sole agents:-

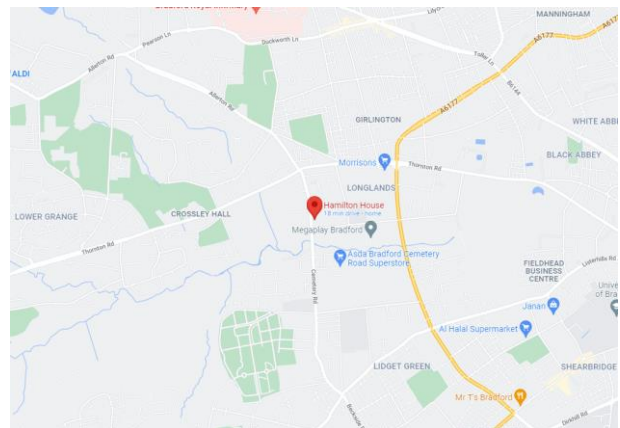
**Sharma Williamson**

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(Jan 2022)



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