



## Belmont Business Centre

7 Burnett Street,

Little Germany

BRADFORD

BD1 5BJ

- Modern offices To Let (last suite remaining)
- Extending to **133.8 sq m (1440 sq ft)**
- Available for immediate occupation!
- \*Flexible space and terms available including permanently lower service charges (approx. 50% below average\*)

## **SITUATION**

The suites are situated in the heart of the historically acclaimed Little Germany Conservation Area. Little Germany is popular with a wide array of both professional occupiers (Williscroft & Co Solicitors, Schofield Sweeney Solicitors, Bradford Chamber of Commerce, regional headquarters of the Otto/FGS catalogue group etc.) and City Centre residents.

Excellent accessibility is available to the City Centre and the Broadway Shopping Centre and also Shipley Airedale Road (A650), Leeds Road (A647) etc.

## **PROPERTY/ACCOMMODATION**

Offices are Situated on second floor within floors within this refurbished and attractive Listed building and are available as a whole floor or individual suites which benefit from good levels of natural daylight. The building provides excellent common areas and a modern specification to the suites themselves. Facilities include the following:-

- Full height glazed entrance feature
- Brick/stone exposed walls to the common areas
- Fob operated electric doors with 24 hour access.
- Cat 6 cabling for data and telephony within.
- Raised access flooring
- Cat 2 grid light units (for natural light later in the day)
- Multiple security doors increasing security between areas of the business centre
- Modern Security camera system
- Fire alarm system

## **RENT/FLOOR AREAS**

Please see separate schedule of availability for suites available, floor areas and rents.

## **RATING**

The property has various office options with individual rating. Each rating is currently lower than the average.

There are options within the current rating rules to potentially reduce the rates costs on these offices.

The Landlord would be happy to discuss these options with any prospective tenant, in order to help get the very best out of what the offices have to offer.

## **SAVINGS**

In an aim to be both innovative and provide a better working relationship with each tenant, this landlord has put a plan in place to reduce the overall business running costs.

This plan includes

- Permanently low service charges.

- More services brought under the title of service charge free of charge.
- Additional work already carried out to reduce heating costs (including modern secondary glazing).
- More control given over your individual running costs
- Standard lease to negate the need for legal costs (if a prospective tenant wishes to choose this option)

## **LEASE**

The property is available to let upon a new effective full repairing (with competitive service charge rates) 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. Legal costs can be avoided by using the Landlords current standard lease, if requested.

## **VAT**

We are advised by the landlords that VAT will NOT be charged on the rents etc. at the standard rate.

## **ENERGY PERFORMANCE CERTIFICATE**

Not required due to Listed Building status, but energy saving features throughout. The landlord is happy to discuss these with potential tenants.

## **VIEWING**

By contacting the sole agents:

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## **Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

(July 24)





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