



**Hamilton House
Cemetery Road
BRADFORD
BD8 9TB**

- Refurbished and modern out of town offices with dedicated on site car parking facilities.
- Competitive rentals!
- All inclusive / flexible terms.
- Impressive reception area.

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.

PROPERTY/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 incoming tenant to be responsible for their all legal costs incurred in this 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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Email: info@sharmawilliamson.co.uk

Updated July 24

