



**Upon the Instructions of Yorkshire Building Society  
Howard House, Bank Street  
BRADFORD  
BD1 1EE**

- Modern office accommodation from **258.1 sq m (2778 sq ft)** to **571.1 sq m (6148 sq ft)**.
- Rent: only **£5 psf**.
- Central location close to Broadway Shopping Centre, Travel Interchange etc.
- DDA compliant accommodation.

### SITUATION

The office accommodation is situated in the heart of Bradford City Centre, forming part of the main retail and office core. A short distance away is the Broadway Shopping Centre and The Light Cinema Complex and Xchange development (comprising restaurants, gym etc.): Convenient access is available to both Forster Square Railway Station and the main Travel Interchange as well as all the City Centre's amenities.

Metered carparking is available upon Bank Street and there are various public car parks closeby.

### PROPERTY/ACCOMMODATION

The property comprises a five storey concrete framed building comprising Yorkshire Building Society City Centre branch premises at ground floor level and a separate personnel entrance leading from Bank Street to the vacant upper floors.

The accommodation provides the following amenities:-

- Security intercom/swipe card access from Bank Street.
- DDA compliant accommodation.
- Central heating facilities throughout.
- Partial air conditioning/comfort cooling facilities.
- Suspended ceilings with integral lighting throughout.
- Perimeter trunking.
- Male/female and disabled WC facilities throughout.
- Lift access to all floors
- Double glazed window units

The accommodation comprises the following approximate net internal floor areas:-

	Sq. m.	Sq. ft.
1st floor	Let!	Let!
2nd floor	Let!	Let!
2nd floor (rear)	Let!	Let!
3rd floor	313.0	3,370
4th floor	258.1	2,278
<b>TOTAL AREA</b>	<b>571.1</b>	<b>6,148</b>

N.B consideration will be given to a sub-division of the above floors.

### RATING

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

#### 3<sup>rd</sup> Floor

Rateable Value: £13,750

Rates Payable (approx.): £6,860

#### 4<sup>th</sup> Floor

Rateable Value: £11,500

Rates Payable (approx.): £5,738

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

### LEASE

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

### RENT

**£5 psf** plus a fixed service charge of **£5.75 psf**. The service charge relates to the maintenance and upkeep of the structure of the building, common areas, lift maintenance, heating etc.

### 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, 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 landlord's reasonable legal costs in this transaction.

### VAT

We are advised by the landlords that VAT will not be chargeable upon the rent etc. but they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

A copy is available to interested parties upon request.

### VIEWING

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

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

(Updated: July 24)