

To Let



Upper floors, 35/37 Ivegate BRADFORD BD1 1SQ

- Modern and refurbished office accommodation.
- Extending to 237.8 sq m (2560 sq ft) and 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!

www.sharmawilliamson.co.uk

T: 01274 759955



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.
First floor		
General office, file room, cleaners store, WCs, 3 x private offices and internal staircase to 2nd floor	115.2	1240
Second floor		
General office with 2 partitionesd offices, staff/ kitchen and WCs	122.6	1320
Attic		
Basic stores	87.3	940
TOTAL AREA	325.1	3500

RATING

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

Rateable Value: £8,600 Rates Payable (approx.): £4,291

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

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. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

https://www.investinbradford.com

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's 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 ${\bf D}$ a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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^{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).