



**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!**

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 partitioned 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 **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

Updated: July 24

