

# To Let



## Unit 3, Eastbrook Hall, Leeds Road BRADFORD BD1 5AE

- Superb 2<sup>nd</sup> floor office extending to 470.0 sq m (5,057 sq ft)
- Full height glazed dedicated entrance directly from Leeds Road with useful mezzanine
- DDA compliant accommodation
- Up to 8 secured on site car parking spaces available
- Rent: £10 psf exclusive (£50,570 pax). Subject to Lease.

www.sharmawilliamson.co.uk

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### **SITUATION**

The office accommodation is situated within the historically acclaimed and award winning Eastbrook Hall, forming part of the characterful Little Germany Conservation Area.

The premises are adjacent to the successful Broadway Shopping Centre, whilst opposite is the Leisure Exchange, a popular development comprising a multiplex cinema. bowling alley, hotel and various restaurant operators. The remainder of Eastbrook Hall has been converted to high quality apartments and 2 commercial units fronting Leeds Road.

Leeds Road (A647) is one of the main arterial routes in Bradford linking the City Centre through to the Leeds conurbation.

#### PROPERTY/ACCOMMODATION

The offices, which are situated at 2<sup>nd</sup> floor level have recently been vacated by the NSPCC and provide modern office accommodation with amenities including:

- Dedicated 8 person / 630kg lift
- Dedicated disabled, female and male WC facilities
- Modern fit out

The premises provide the following approximate net internal floor areas.

	Sq. m.	Sq. ft.
Ground Floor		
Striking featured entrance		
with extensive lobby area from Leeds Rd		
Mezzanine		
Sizeable lobby area with		
feature terrace		
Second floor		
Various partitioned offices		
TOTAL AREA	470.0	5,057

#### **RATING**

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

Rateable Value: £20,500 £10,230 Rates Payable (approx.):

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

### **LEASE / RENT**

The property is available to let upon a new effective full repairing (via service charge recovery) and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a rent of £10 psf (£50,570 per annum exclusive) plus VAT- Subject to Lease.

The Landlords will consider granting the ingoing Tenant a suitable rent free period for them to refurbish the premises or alternatively, for the Landlords to carry out the agreed works - subject to terms.

#### **CAR PARKING**

Up to 8 secured on site car parking spaces are available to be included within the above quoting rent (subject to agreement of terms).

### **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**

Each party to be responsible for their own legal costs in this transaction

VAT is chargeable on the rent, service charges etc at the prevailing rate.

#### **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate has been commissioned.

#### **VIEWING**

By contacting the sole agents:

Sharma Williamson

Tel: 01274759955

Email: info@sharmawilliamson.co.uk

Updated: July 2024



<sup>1.</sup> The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



<sup>2.</sup> 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 o 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.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.

<sup>6.</sup> Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).