



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

- Superb 2nd 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.

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 2nd 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
Rates Payable (approx.):	£10,230

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

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: July 2024