



**West Riding House,
41 Cheapside
Bradford
BD1 4HR**

- Modern attractive offices.
- Various suite sizes available from **12.8 sq m (130 sq ft)** to **283.5 sq m (3050 sq ft)**.
- Benefitting from full DDA compliance.
- Superb City Centre location close to Broadway Shopping Centre.
- Opposite Forster Square Train Station.
- Available on a conventional lease at **£9.50 psf** or on an all inclusive basis

SITUATION

Situated in the heart of Bradford City Centre, West Riding House occupies a position fronting Cheapside which forms part of the A650, only a short distance south-east of its connection with the A6181 Drewton Road / Hamme Strasse.

A combination of public car parks and on-street car parking are available within close proximity and the area is well served by public transport with several bus routes passing along Cheapside, and Forster Square Train Station only a few hundred yards to the North.

PROPERTY

West Riding House comprises a multi-storey rectangular shaped City Centre building, which houses independent retail units to the ground floor plus designated and separate concierge reception for upper floor office accommodation.

Level access is provided to this concierge reception and two passenger lifts provide access to upper floor office suites. Each floor has common landing areas and separate w/c facilities and provide a combination of open plan or cellular type offices.

Extensive glazing is provided to front and rear elevations providing good natural light throughout and common areas have recently been refurbished with plans for further external improvements.

ACCOMMODATION

The suites are available by way of a conventional lease or alternatively as a serviced office on an all-inclusive basis – see separate Schedule of availability for full details.

The building benefits from on site designated car parking.

SERVICES

The property benefits from the provision of all mains services with space heating provided via individual gas fired heating systems.

Please Note: none of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

TERMS

The suite is available to let by way of either conventional full repairing and insuring lease for a term to be agreed, or as a serviced office on flexible all-inclusive lease arrangements.

SERVICE CHARGE

Conventional leases will be subject to a service charge which will be levied in respect of maintenance of the lift and common areas, concierge/security services, heating costs and external repairs etc.

Letting on an all-inclusive arrangement will include heating, lighting, electric, internet and furniture. Low-cost phone services are also available on request.

RENT

The suite is available on a conventional basis at **£9.50** per square foot plus service charge.

The suite is available on an all-inclusive basis at **£25** per square

foot.

RATING ASSESSMENT

Description: £11,250

Rateable Value: £4,675

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

VAT

We are advised that VAT will be applied to the rent, service charges etc. at the standard rate.

LEGAL COSTS

The ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

EPC

The Energy Performance Rating for this property is **C**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Mark Brearley & Co

Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Updated: September 2024



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