

**BELMONT BUSINESS CENTRE****7 BURNETT STREET****LITTLE GERMANY****BRADFORD****BD1 5BJ**

- Modern offices To Let (last suite remaining)
- Extending to **113.8 sq m (1224 sq ft)**
- Available for immediate occupation!
- *Flexible space and terms available including permanently lower service charges (approx. 50% below average*)
- **Incentives available—up to 6 months at half rent (subject to qualifying conditions)**

SITUATION

The suites are situated in the heart of the historically acclaimed Little Germany Conservation Area. Little Germany is popular with a wide array of both professional occupiers (Williscroft & Co Solicitors, Schofield Sweeney Solicitors, Bradford Chamber of Commerce, regional headquarters of the Otto/FGS catalogue group etc.) and City Centre residents.

Excellent accessibility is available to the City Centre and the Broadway Shopping Centre and also Shipley Airedale Road (A650), Leeds Road (A647) etc.

PROPERTY/ACCOMMODATION

Offices are Situated on second floor within this refurbished and attractive Listed building and are available as a whole floor or individual suites which benefit from good levels of natural daylight. The building provides excellent common areas and a modern specification to the suites themselves. Facilities include the following:-

- Full height glazed entrance feature & investment throughout the building over 30 years.
- Brick/stone exposed walls with targeted lighting making a feature of the common areas.
- Fob operated electric security doors with 24 hour access.
- Cat 6 - 1GB – ethernet cabling for data and telephony within.
- Excellent natural lighting, supported by Cat 2 units (for natural light later in the day).
- Multiple security doors increasing security between areas of the business centre.
- Modern Security camera system.
- Additional private office within the suite & potential to make further changes to suit bespoke requirements.
- Landlord has developed long term relationships with suitable tenants, resulting in only one office suite remaining.

RENT/FLOOR AREAS

Suite 302

The suite extends to **113.8 sq m (1224 sq ft)**. Rent: **£10,040 pa**

N.B. up to 6 months at half rent may be available subject to qualifying conditions.

RATING

The property has various office options with individual ratings. Each rating is currently lower than the average.

There are options within the rating rules which currently reduce the rates costs by 100% on these offices.

The Landlord would be happy to discuss these options with any prospective tenant, in order to help get the very best out of what

the offices have to offer.

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

SAVINGS

In an aim to be both innovative and provide a better working relationship with each tenant, this landlord has put a plan in place to reduce the overall business running costs.

This plan includes

- Permanently low service charges.
- More services brought under the title of service charge free of charge.
- Additional work already carried out to reduce heating costs (including modern secondary glazing).
- More control given over your individual running costs
- Standard lease to negate the need for legal costs (if a prospective tenant wishes to choose this option)

LEASE

The property is available to let upon a new effective full repairing (with competitive service charge rates) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

BRADFORD CITY CENTRE GROWTH ZONE

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction. Legal costs can be avoided by using the Landlords current standard lease, if requested.

VAT

We are advised by the landlords that VAT will NOT be charged on the rents etc. at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

Not required due to Listed Building status, but energy saving features throughout. The landlord is happy to discuss these with potential tenants.

VIEWING

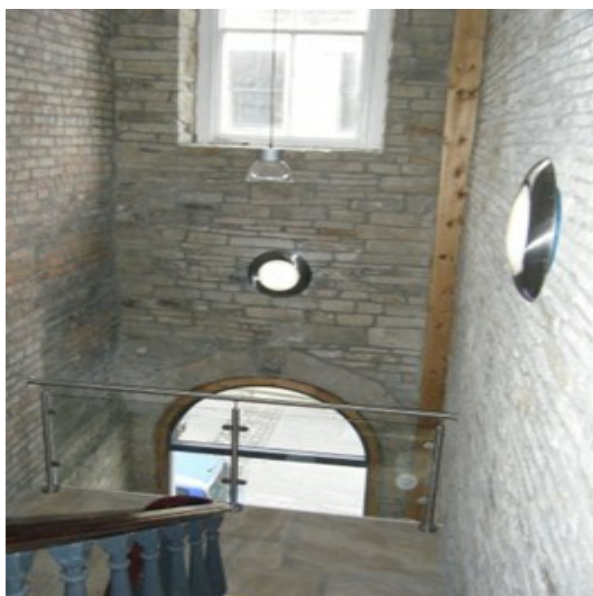
By contacting the sole agents:

Sharma Williamson

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(November 2025)



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