



**Unit E2 Centenary Square
City Park
BRADFORD
BD1 1SD**

- Superb 1st floor office opportunity.
- Excellent central location opposite Bradford City Hall.
- Gd floor entrance lobby and reception office with NIA **60.7 sq m (653sq ft)**; 1st floor of **387.4 sq m (4168 sq ft)**
- Rent: **£17.50 per sq ft exclusive**

SITUATION

The accommodation is situated predominantly at first floor level forming part of the popular Centenary Square development, Bradford's premier mixed use scheme in the heart of the City Centre and directly opposite Bradford City Hall, and forming part of Bradford City Park / Mirror Pool.

City Park is a busy pedestrianised thoroughfare linking Bradford's Learning Quarter (College / University) through to the City's main amenities (Broadway Shopping Centre, train / bus stations etc.).

PROPERTY/ACCOMMODATION

The unit, which enjoys a prominent substantial glazed façade overlooking City Park and views of City Hall, offers a superb contemporary office environment (last occupied by the Bradford Capital of Culture 2025 team), benefitting from quality finishes throughout and excellent staff facilities.

The premises provide the following approximate net internal floor areas (provided by the client's architects):

	Sq. m.	Sq. ft.
Ground Floor Reception area with separate meet / greet unit	60.7	653
First Floor Predominantly open plan offices with partitioning to provide staff break out area, meeting rooms and WCs	387.4	4168
TOTAL AREA	448.1	4821

Our client's architects have prepared a schematic layout showing that the 1st floor can accommodate approx. 60 office workers via a combination of work stations and co-working stations, plus 2 sizeable meeting rooms—further details available upon request.

RATING

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

Rateable Value (2026): £40,250
Rates Payable (approx.): £16,650

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

RENT

£17.50 per sq ft exclusive i.e. **£84,368 pa**— Subject to Lease, plus VAT.

LEASE

The property is available to let upon a new full repairing and insuring lease, with service charge recovery for a term to be agreed and incorporating upwards only rent reviews.

INVEST IN BRADFORD

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 link:

<https://www.investinbradford.com>

LEGAL COSTS

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

VAT

Our clients have advised that VAT will be chargeable on the rent, service charge etc at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C (52)** and a copy of the Certificate and Report is available upon request.

VIEWING

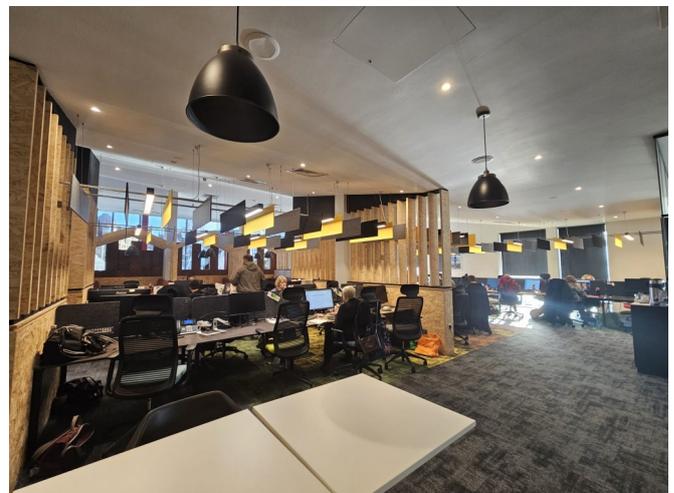
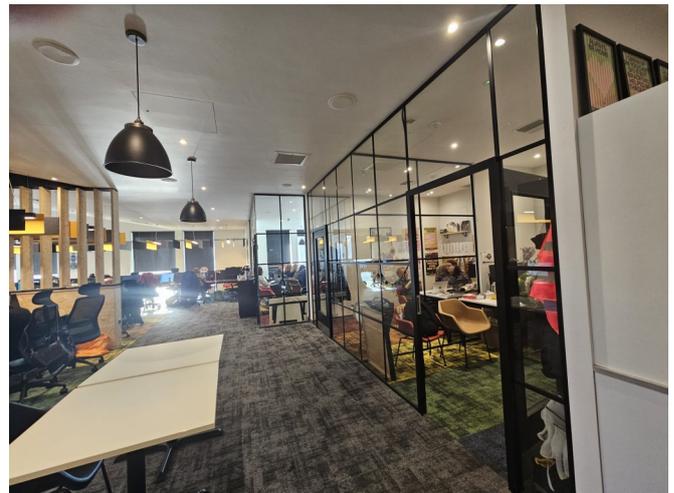
By contacting the sole agents:

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NB Photos represent when suite was occupied