



**Quest House**  
**38 Vicar Lane**  
**BRADFORD**  
**BD1 5LD**

- 2 storey detached modern office building with ground floor of **849.1 sq m (9140 sq ft)** and first floor of **849.1 sq m (9140 sq ft)**.
- DDA compliant accommodation
- Secure barriered parking for up to 12 vehicles
- Central location with excellent retail and leisure amenities closeby.
- Previous planning consent secured for 34 apartments.
- **Rent- £8.50psf**

### SITUATION

The premises occupy a prominent location on the periphery of Bradford City Centre. Excellent access is available to the City wide region by virtue of the superb main road links (Leeds Road – (A647); Shipley Airedale Road (A650); Manchester Road (A641) etc.).

The building is adjacent to the Leisure Exchange complex, comprising a Holiday Inn Express Hotel, Cineworld, Hollywood Bowl and numerous restaurants. The County Court is situated opposite. The main bus/train station and all main amenities are within walking distance, with this section of Vicar Lane being a busy bus pick up / drop off point.

Next door is a Premier Inn Hotel and closeby is the popular Broadway Shopping Centre.

### PROPERTY/ACCOMMODATION

The property comprises a modern, detached, 2 storey purpose built office DDA compliant office building of brick construction.

The premises have been comprehensively modernised and provide the following amenities;-

- Modern carpets and decorations throughout
- Central heating
- High quality de-mountable partitioning
- Permitter trunking and IT / telecoms points
- Security intercom access.

The accommodation provides the following approximate internal floor areas.

	SQ M	SQ FT
<b>Ground Floor (Terms Agreed!)</b>		
Communal reception area with disabled WC and passenger lift	-	-
General office area	849.1	9140
Modern staff kitchen		
Male / female WCs	-	-
<b>First Floor</b>		
General office area	849.1	9140
Male / female WCs		

### Outside

Barrier controlled carpark for approximately 12 vehicles (6 per floor)

### RATING

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

Ground floor:  
**Rateable Value (2026):** £43,500  
**Description** Offices

First floor:  
**Rateable Value (2026):** £47,500  
**Description** Offices

### Authority—Bradford Council

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

### RENT/LEASE

**£8.50 per square foot exclusive, Subject to Lease.**

N.B. Ground floor—terms agreed!

### PLANNING PERMISSION

Planning consent has been secured to convert the existing building into 34 apartments comprising 18 studios, 12 x 1 bed apartments, 4 x 2 bed apartments—**Ref: 24/02692/PN3MA**

### LEGAL COSTS

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

### EPC

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

### VAT

Our clients advise that VAT will be chargeable upon the rent at the standard rate.

### VIEWING

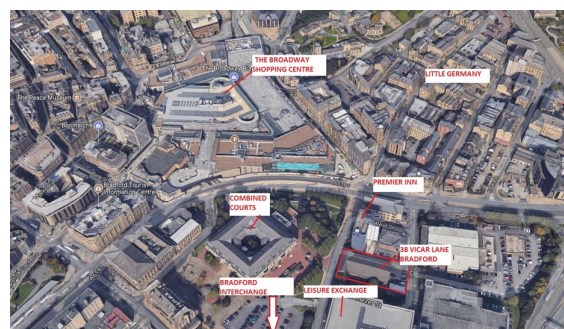
By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

(May 2026)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. 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 or 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.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. 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 or 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.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).