

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Latitude, 1 The Interchange BRADFORD BD1 5AX



TO LET

- Various Modern Office Suites Within a Landmark Quality Office Building.
- Suites from **130 sq ft to 722 sq ft.**
- Central City Centre Location Adjacent to Bradford Interchange (Main Bus / Train Station.)
- Flexible “Easy In / Easy Out” Agreements on All-Inclusive Rents.

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SITUATION

Latitude occupies a prominent City Centre location adjacent to Bradford Travel Interchange (the main train and bus station) within easy walking distance of the main retail core (including The Broadway Shopping Centre) with numerous amenities closeby (City Park, Centenary Square, bars, restaurants, museums etc.).

The location is popular for its strong communication links with easy access also to Manchester Road (A641), Shipley Airedale Rd (A650) and in turn, the motorway networks.

PROPERTY/ACCOMMODATION

The offices are available within this landmark office building known as Latitude providing good quality refurbished office accommodation.

The building benefits from the following amenities:

- Air conditioning (with heating).
- Suspended ceiling with LED lighting.
- Raised access flooring.
- Sizeable reception with meet and greet area.
- 24/7 access.
- Quality communal male, female and disabled WCs with on site shower facilities.
- Suites from 130 sq m upwards are available to accommodate all business concerns.
- A Schedule of Availability is available upon request.

RATING

It is proposed that the ingoing tenants will be responsible for their own Business Rates liability.

However, it is envisaged that the occupier will qualify for the Small Business Rates Relief and 100% discount which is currently available (subject to qualifying conditions).

RENT

See the Schedule of Availability for details on the rent, which includes :-

- On site security
- All utilities (water, electricity, heating and broadband).
- 24 hour access.
- Maintenance / upkeep of the building and common areas.
- Cleaning of the common areas.

LEASE / LICENSE AGREEMENTS

The suites are available on letting terms of 6 months upwards by way of an in-house Lease Agreement. Full terms on request.

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>

VAT

We are advised by the Landlords that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the agents:-

Sharma Williamson

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Web: www.sharmawilliamson.co.uk

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