

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Quest House, 38 Vicar Lane Bradford BD1 5LD



TO LET

(QED Unaffected)

- Modern Surplus Ground Floor Office Accommodation Extending to **849.1 sq m (9140 sq ft)**
- Various Suites from **142 sq m (1528 sq ft)** Upwards – Further Details Upon Request
- DDA Compliant Accommodation
- Allocated On Site Secure Car Parking Included Within the Rent
- Central Location with Excellent Retail and Leisure Amenities Closeby

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T: 01274 759955





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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.

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 building of brick construction.

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

- Modern carpets and decorations throughout
- Combination central heating and air circulation facilities
- High quality de-mountable partitioning
- Perimeter trunking and IT/telecoms points
- Security intercom access.

The accommodation provides the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Communal reception area with disabled WC	-	-
General office area with de-mountable partitioned offices / training rooms	849.1	9140
Modern staff kitchen		
Male/female WCs	-	-

Alternatively smaller suites of **142 sq m (1528 sq ft)**, **250 sq m (2690 sq ft)** or **286 sq m (3077 sq ft)** can be provided – further details upon request.

Outside

Barrier controlled carpark for approximately 6 vehicles.

RATING

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

Rateable Value: £43,500
Rates Payable (approx): £21,706

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

Smaller suites will be assessed in due course.

RENT

£7.50 per square foot (£68,550 pa) exclusive, Subject to Lease.

Up to 6 secure car parking spaces are available, the costs of which are included in the above quoted rents.

LEASE

The accommodation is available to let as a whole or suites upon a new effective full repairing and insuring lease (with service charge) for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Our clients advise that VAT will be chargeable on the rent, service charges etc. at the standard rate.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

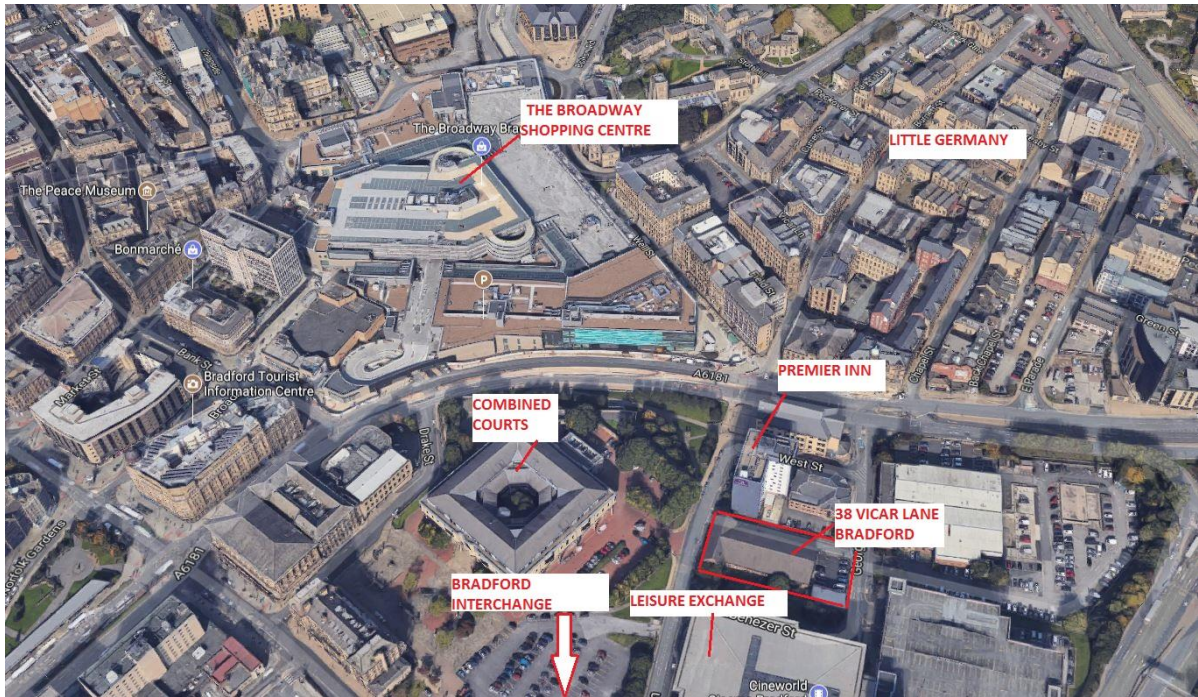
Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(October 2023)

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