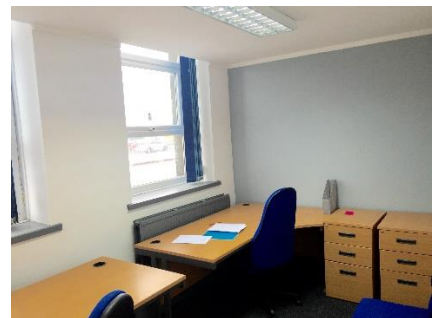


sharma
williamson

Chartered Surveyors
Commercial Property Agents

The Enterprise Hub
62 Tong Street
BRADFORD
BD4 9LX



TO LET

- Serviced Office Suites from **7.4 sq m (80 sq ft)**
- Competitive Rents from **Only £50 pw** (inc VAT)
- On Site Car Parking

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





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Commercial Property Agents

SITUATION

The premises front onto Tong Street, which forms part of the A650 arterial route in Bradford. Ease of access is therefore available to the City Centre, Bradford Outer Ring Road (via the Dudley Hill roundabout) and M606/M62 motorways.

The immediate locality is commercial in nature taking advantage of the main road location with various industrial estates/complexes closeby.

DESCRIPTION

The property comprises a 2 storey detached attractive stone built building with pebble-dashed rear elevation and attractive stone façade, surmounted by a flat roof. The building has a central entrance/reception area with 2 staircases leading to the various modern office suites.

The dedicated on site carpark leads directly to a spacious reception/meeting area.

A schedule of availability is available upon request.

OUTSIDE

The building benefits from on site car parking.

RATING

The offices currently form part of a larger assessment for Business Rates purposes and will need to be independently assessed but we would expect no Business Rates are payable as the suites should qualify for Small Business Rates Relief (subject to qualifying conditions).

RENT

See the schedule of availability for details on the rent.

Included within the rent:

- Dedicated receptionist
- All utilities

- Wifi
- Car parking
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas

LEASE

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

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 **D**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole letting agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(November 2021)



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