

**TO LET**

# Broadway House

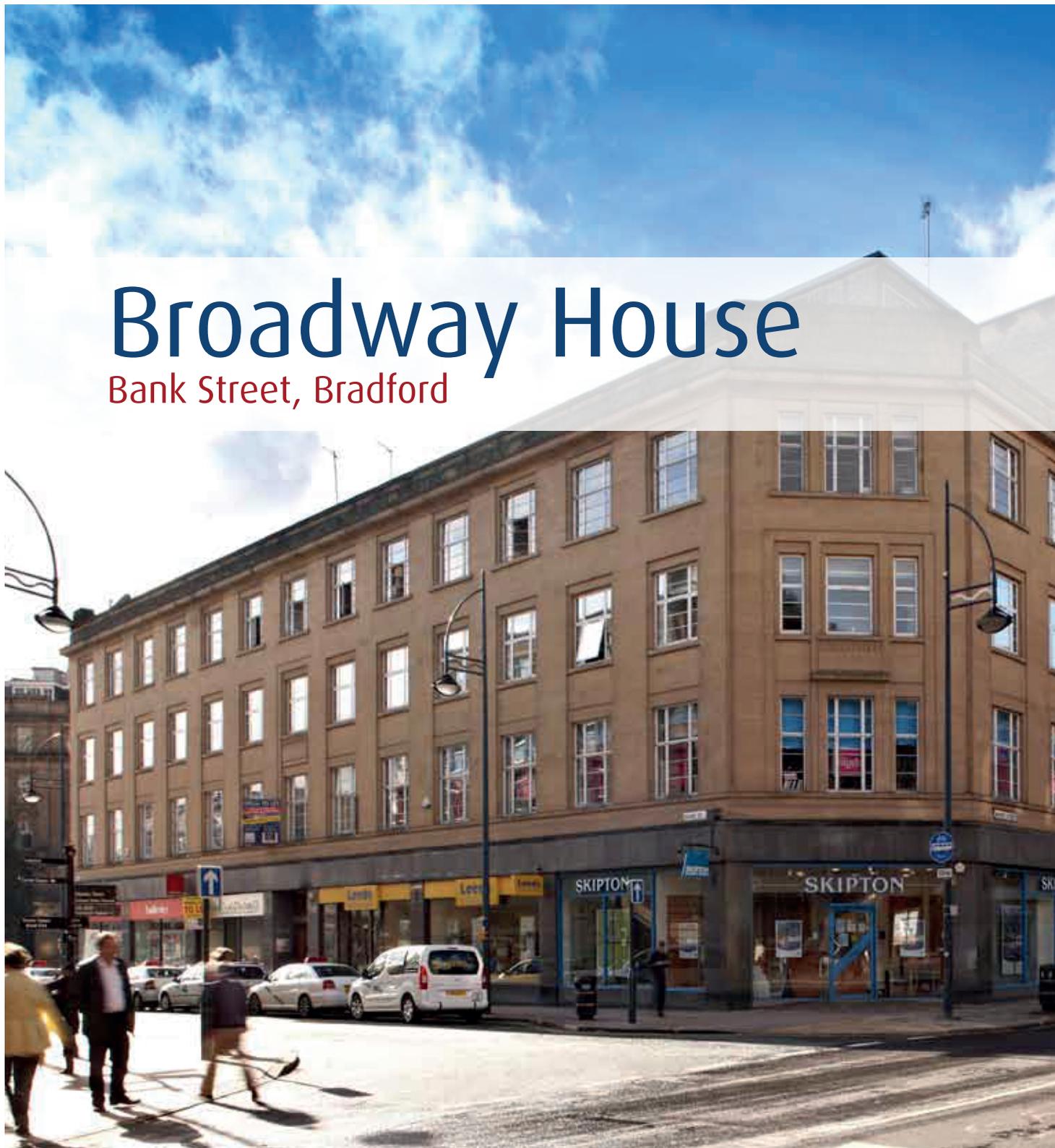
Bank Street, Bradford

## Quality office accommodation

available from

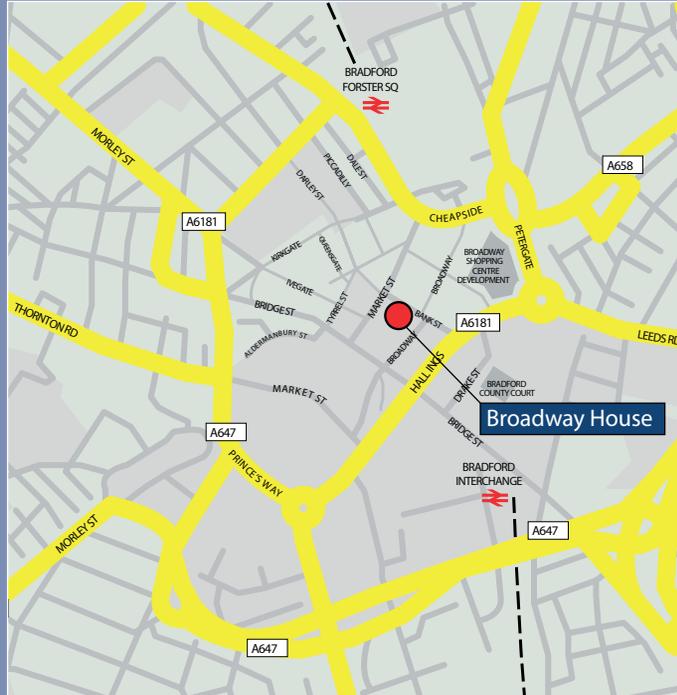
165.37 sq.m (1,780 sq.ft) to  
654.87 sq.m (7,049 sq.ft)

- Immediately available
- High quality newly refurbished space
- Comfort cooled
- Centrally located



## Location

Broadway House is prominently located within the heart of the central business district of Bradford, at the junction of Market Street, Bank Street and Broadway. Nearby occupiers include Yorkshire Building Society, HSBC & Ladbrokes. As well as being situated close to The Broadway Shopping Centre, The Light Cinema and TheXchange offering a range of national retailers and restaurants, the accommodation is only a few minutes walk from Bradford Interchange and Bradford Forster Square stations.



## Accommodation

1st Floor	Suite 1.3	165.37 sq.m (1,780 sq.ft)
3rd Floor	Suite 3.1	207.36 sq.m (2,232 sq.ft)
3rd Floor	Suite 3.2	282.14 sq.m (3,037 sq.ft)

## Description

The available accommodation comprises first floor and third floor office suites within this attractive centrally located building, in the heart of the commercial centre of Bradford. A full refurbishment programme has been completed which provides the following:

- Comfort cooling
- Suspended ceiling with integral LG3 lighting
- New kitchen facilities
- Carpeting throughout
- Intercom entry system at ground floor
- Central heating
- Three compartment perimeter trunking

Access to the upper floors is from an attractive ground floor lobby via two 8 person lifts.

### Energy Performance Certificate

The property has an EPC rating within band D. A copy is available upon request.

### Terms

The accommodation is available to be let by way of new effectively F.R.I leases for a term of years to be agreed. For further details contact the joint agents.

### Legal Costs

Each party will be responsible for their own legal costs incurred.

### Viewing/Further Information

Via the joint letting agents:



**MISREPRESENTATION ACT:** These particulars and the description and measurements therein are intended only as a guide and do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed and they are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.  
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