



PRELIMINARY DETAILS
Latitude, 1 The Interchange
BRADFORD
BD1 5AX

- Superb Grade A offices from approx. **4,047 sq ft to 59,035 sq ft** within a landmark building in Bradford City Centre.
- To be refurbished.
- Secure basement car parking.
- Ground / first Floors – Terms Agreed!
- **Bradford—City of Culture 2025!**

SITUATION

Latitude is centrally located adjacent to Bradford Travel Interchange (the City’s main train and bus station) and within easy walking distance of the main retail core (including the Broadway Shopping Centre, proposed new Darley Street Market etc.) as well as numerous amenities close by (including Centenary Square (Wetherspoons, Nando’s, Starbucks etc.)). Immediately opposite are Bradford Council’s main administrative offices.

PROPERTY/ACCOMMODATION

The property comprises a striking 6 storey office building constructed approximately 2002 and providing a spacious reception area and contemporary office accommodation across 5 floors. The general specification includes:

- New air conditioning / heating units.
- New suspended ceilings with LED lighting.
- 3 x passenger lifts.
- Staff facilities on each floor.

The property provides the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	945	10,171
First Floor	940	10,118
Second floor	1,083	11,657
Third Floor	1,089	11,721
Fourth Floor	1,052	11,321
Fifth Floor	376	4,047
TOTAL AREA	5,485	59,035

Typically, each floor can be subdivided to provide 2 suites of approx. 4,500 sq ft to 6,000 sq ft)

Car Parking

Secure basement car parking is available—to be allocated 1 space per 500 sq ft. Subject to separate agreement / terms.

RATING

The property is divided into several ratings and parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

Upon application.

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

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>

LEGAL COSTS

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

VAT

We are advised that VAT will be 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

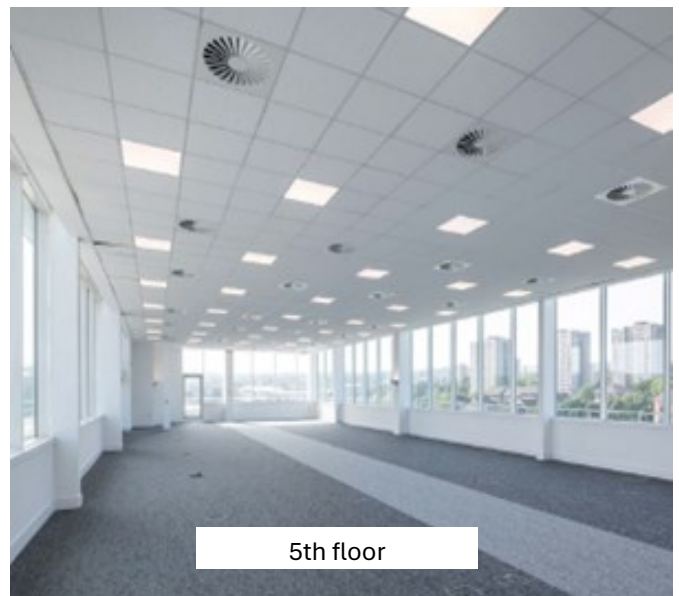
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: July 2024



5th floor

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