Sharma Williamson

TO LET



Hamilton House
Cemetery Road
BRADFORD
BD8 9TB

- Refurbished and modern out of town offices with dedicated on site car parking facilities.
- Competitive rentals!
- All inclusive / flexible terms.
- Impressive reception area.

www.sharmawilliamson.co.uk T: 01274 759955

01274 759955
www.sharmawilliamson.co.uk
info@sharmawilliamson.co.uk

SITUATION

The building occupies a prominent location close to it's junction with Thornton Road (B6145) and Duncombe Road the latter providing a direct link to Ingleby Road/Bradford Outer Ring Road (A6177). Access is therefore available to the motorway networks (approximately 2 miles distant) and City Centre (approximately 2 mile distant).

The surrounding area is commercial in nature with nearby occupiers including a substantial Farmers Boy complex, Howdens and numerous supermarkets / retail outlets.

PROPERTY/ACCOMMODATION

The premises comprise a 3 storey detached office building offering the following amenities:-

· Impressive reception area
· UPVC double glazing
· Suspended ceiling with category 2 lighting
· Open plan and cellular offices
· WCs to each floor

Please enquire about the latest availability of suites as this may change regularly.

The rent is inclusive of business rates, electricity, heating, buildings insurance, communal cleaning etc., but exclusive of telephone charges, broadband, contents insurance and any malicious damage.

Outside
Secured carparking for 34 vehicles

LICENSE AGREEMENT

A license agreement will be entered into for a minimum term of 6 months which can be terminated thereafter with one month's notice.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

NVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link: https://www.investinbradford.com

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

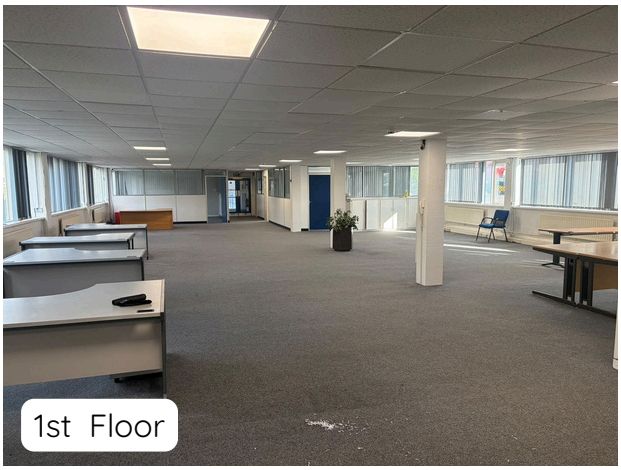
An Energy Performance Certificate has been commissioned.

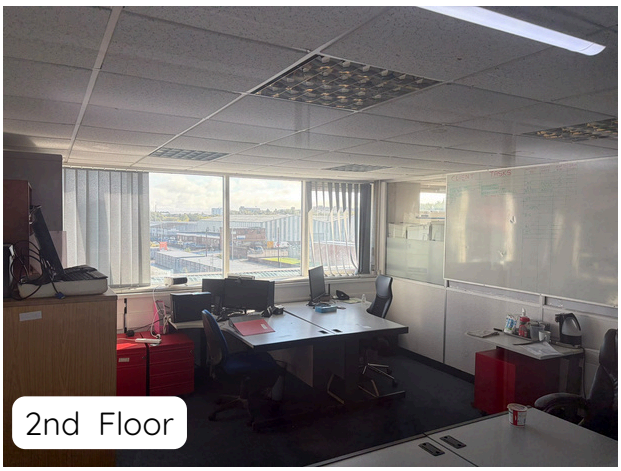
VIEWING

By contacting the sole agents:

Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Updated: October 2026





Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).