Sharma Williamson

TO LET



1st Floor, Hamilton House
Cemetery Road
BRADFORD
BD8 9TB

- Modern out of town offices extending to **303.8 sq m (3270 sq ft)**
- Spacious reception area and good levels of natural daylight.
- Dedicated on site car parking facilities.
- Rent: **£8.50 psf**

www.sharmawilliamson.co.uk **T: 01274 759955**

Sharma Williamson

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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 3 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 offices are situated at first floor level forming part of a 3 storey detached office building benefitting from predominantly open plan accommodation, carpeted throughout with suspended ceiling (with Cat 2 integral light units), kitchenette and WC facilities.

The premises provide the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Shared spacious reception area	-	-
First Floor Predominantly open plan offices with partitioned meeting room, director's office and kitchenette	303.8	3270
TOTAL AREA	**303.8**	**3270**

Outside
Secured shared car parking for approx. 30 vehicles.

RATING

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

Description: Offices & Premises

Rateable Value (2026): £22,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :
https://www.gov.uk/calculate-your-business-rates

RENT

£8.50 per sq ft (£27,800 pa) per annum exclusive, Subject to Lease

LEASE

The property is available to let upon an effective new full repairing and insuring lease (with service charge recovery) for a term to be agreed and incorporating upwards only rent reviews.

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

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

VAT

AWe are advised by our clients that VAT will not be charged on the rent, however they reserve the right to do so if appropriate.

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 agents:

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

Updated: October 2026



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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.
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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).

RICS