Sharma Williamson

TO LET

EXISTING OCCUPIERS UNAFFECTED



Pearl House
4 Commondale Way
BRADFORD
BD4 6SF

- Superb contemporary offices comprising 3 suites from **13.6 sq m (146 sq ft) to 75.3 sq m (811 sq ft)**
- Adjacent to motorway networks.
- All inclusive affordable rents; flexible terms.
- Modern common reception and staff facilities

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SITUATION

The accommodation is situated fronting Commondale Way on the popular Euroway Trading Estate, Bradford's premier industrial estate served by the M606 motorway, providing excellent access to Chain Bar roundabout (J26 of the M62 motorway, approx. 1 mile distance), whilst to the north is Bradford's Outer Ring Road (A6177).

The location is therefore favoured by a variety of business concerns who require efficient access to the motorway networks.

PROPERTY/ACCOMMODATION

The ground floor surplus office is available within Pearl House, a relatively new build modern/contemporary striking building, clearly identifiable from the M606 motorway which is adjacent.

Other occupiers within the building / estate include BDS Doors Ltd, Ocean Blue Logistics and White House Projects – PEC.

The accommodation provides for an impressive central lobby area with full height atrium and fitted reception counter and shared quality male / female / disabled WCs. All suites have been completed with modern carpets, neutrally decorated walls, window blinds and inset light units and, benefitting from air conditioning units.

The accommodation comprises the following:

	Sq. m.	Sq. ft.
Ground Floor Communal reception / meet and greet area and WCs	-	-
Suite 1	13.6	146
Suite 2 / 3 With dedicated kitchenette	61.7	665
TOTAL AREA	75.3	811

Outside
Secure parking—to be allocated, subject to availability.

RATING

TBC—although it is envisaged that this will fall below the £12,000 Rateable Value and therefore an ingoing occupier may be eligible for 100% Small Business Rates Relief (subject to qualifying conditions).

GUIDE RENT

Suite 1—**£150 per week (+VAT)** all inclusive
Suite 2/3—**£300 per week (+VAT)** all inclusive.

LEASE AGREEMENT / SERVICE CHARGE

The accommodation is available upon short term and long term agreements with the above rents being inclusive of buildings insurance, cleaning of common areas / facilities, security services, heating, electricity and lighting, with the occupier being responsible for internet / phone usage, contents insurance and malicious damage.

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.

INVEST 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 legal costs and to make a fixed contribution towards the landlord's legal costs of **£295 (+VAT)** towards the preparation / execution of the Agreement.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint agents:

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

Walker Singleton
Tel: 0113 8480000
Email: fortune.nguowo@walkersingleton.co.uk
Ref Fortune Nguwo

September 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:
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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.
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).

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RICS