



Offices at George Street Bradford, BD1 5QS



TO LET

Various Office Suites

From 91.46 sq. m. (984 sq. ft.) to 1,636. Sq. m. (17,613 sq. ft.)

RENTAL - £8 Per Sq. Ft. (Inclusive of Service Charge)

Offices at George Street. Bradford, BD1 5QS.

LOCATION

The property occupies a prominent position on George Street, close to its junction with Leeds Road on the eastern side of Bradford City Centre, close to The Leisure Exchange and Eastbrook Hall development.

DESCRIPTION

The property consists of a self-contained (predominantly open plan) office premises formerly occupied by Yorkshire Water with access direct from George Street. To the ground floor there is a reception area which is manned during office hours and shared toilet facilities. Externally, off-street car parking is available on site at an additional cost if required.

ACCOMMODATION

According to our measurements taken on site, the available suites offer the following net internal floor areas:-

Ground Floor

Reception Area	—	—
Shared WC Facilities	—	—
Various Office Suites	1,163.07 sq. m.	(12,519 sq. ft.)

Loading Bay

Loading Bay with electric Roller shutter	119.04 sq. m.	(1,281 sq. ft.)
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First Floor

Office Suite 1	141.04 sq. m.	(1,518 sq. ft.)
Office Suite 2	195.50 sq. m.	(2,147 sq. ft.)
Office Suite 3	132.69 sq. m.	(1,428 sq. ft.)

Total Net Internal Floor Area	1,755.00 sq. m.	(18,891 sq. ft.)
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External

Off-street car parking is available on site at an additional cost – if required.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

RENTAL

£8 per sq. ft. paid quarterly in advance – inclusive of service charge.

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

The Uniform Business Rate for 2008/2009 is 46.2 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

VAT

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

LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred in the transaction.

VIEWING

Strictly by prior arrangement with the Sole Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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