

Starkeys

Chartered Surveyors

**FIRST FLOOR CITY CENTRE OFFICES WITH PARKING
1A MANOR ROW
BRADFORD
BD1 4PB**



59.92M² (645 SQ. FT.)

- First floor office accommodation
- City centre location in close proximity to Forster Square railway station
- Parking for one car

TO LET - £5,200 PER ANNUM

Note: Red line for indication purposes only

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.



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1A MANOR ROW
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BD1 4PB**

1. LOCATION:

The premises are situated on Manor Row in Bradford City Centre with numerous office and residential buildings nearby. The premises are situated close to the Forster Square railway station and have good access to the main shopping areas.

2. GENERAL DESCRIPTION:

The premises comprise a self-contained office suite situated on the first floor of Netherwood Chambers, a Grade II listed building which has mostly been converted to apartments.

The accommodation provides three offices, stores, kitchen and a WC. Parking for one car is also included in a small car park accessed via a gated entrance on Manor Row.

3. ACCOMMODATION:

The premises have an approximate net internal floor area of **59.92m² (645 sq. ft.)**, partitioned to provide the following:-

Office	19.14m ² (206 sq. ft.)
Office	11.61m ² (125 sq. ft.)
Waiting Area	6.22m ² (67 sq. ft.)
Store	3.62m ² (39 sq. ft.)
Office/Store	7.06m ² (76 sq. ft.)
Kitchen/Store	5.48m ² (59 sq. ft.)
WC	

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £4,100 (Offices and Premises). The parking space is assessed separately and has a Rateable Value of £650 (Car parking space and premises).

The Uniform Business Rate for 2026/27 is £0.480. An additional lower Rate is being introduced for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should therefore seek verification from the local authority to establish the actual amount payable.

6. TERMS:

The premises are offered to let on a new internal repairing and insuring lease for a term to be agreed, at an initial rent of £5,200 per annum exclusive of rates (if payable), utilities and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

7. EPC:

The premises has an Energy Rating of E (124)

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

18 March 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.