



Seventh Floor

108/114 Sunbridge Road, Bradford, BD1 2NE

Multi Use Office / Commercial Space

2,825 sq ft
(262.45 sq m)

- City Centre location
- Flexible terms available
- Mixed use office / commercial space



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Summary

Available Size	2,825 sq ft
Rent	£4,000 per annum
Rates Payable	£1,447.10 per annum
Rateable Value	£2,900
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party will be responsible for their own legal costs incurred in this transaction.
BER Rating	Upon enquiry

Description

The available accommodation comprises the seventh floor of an imposing stone built period property. Lift and stair access onsite. The suite has exclusive use of its own modern kitchen and toilets along with small meeting room/office areas of the main open plan floor space.

Location

The property is prominently located fronting Barry Street and Sunbridge Road, on the periphery of Bradford City Centre. This is a high profile location and is within a few minutes walk from the prime retail and leisure district of Bradford City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
7th	2,825	262.45
Total	2,825	262.45

Terms

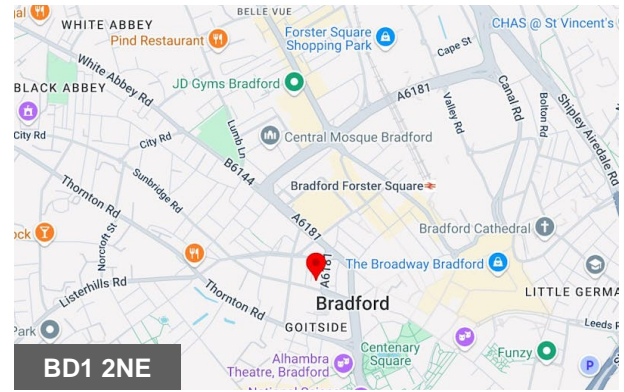
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at an annual commencing rental of £4,000, service charge £1,454.28 per annum and insurance £1,445.28 per annum exclusive.

Services

Mains services of electricity, water and drainage.

Planning

Interested parties are advised to check the properties current planning status and/or the prospect of future differing uses with the Local Planning Authority at Bradford City Council.



Viewing & Further Information



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