

**GROUND FLOOR OFFICE SUITE
UNIT 14 HOLROYD BUSINESS CENTRE
CARR BOTTOM ROAD
BRADFORD**



97M² (1,048 SQ. FT.)

- Situated on Carrbottom Road, off Manchester Road (A641)
- Self-contained suite
- On site car parking

TO LET £9,600 PER ANNUM

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

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BRADFORD**

1. LOCATION:

The premises form part of Holroyd Business Centre which is situated on Carrbottom Road, which is located off Manchester Road (A641), one of the main roads leading to and from Bradford City Centre, which is situated approximately 2 miles north of the property. Carrbottom Road provides a mixture of commercial and residential properties.

2. GENERAL DESCRIPTION:

The accommodation comprises a recently refurbished ground floor office suite with independent access, forming part of a two storey building.

The premises benefit from shared onsite car parking and independent WC and kitchenette facilities.

3. ACCOMMODATION:

The suite has an approximate net internal floor area of **97.4M² (1,048 SQ. FT.)**.

4. RATING:

The Rating Authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £9,700 (Workshop and Premises).

The Uniform Business Rate for 2026/27 is £0.432.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The premises are offered to let on effective full repairing and insuring terms for a minimum term of 2 years at £9,600 per annum (£800 per calendar month) exclusive of VAT and other outgoings. A rent deposit of £2,000 plus VAT will be required.

A service charge is levied in respect of the maintenance and upkeep of the structure and common parts.

6. EPC:

The premises have an Energy Performance Asset Rating of C(64).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

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

**TELEPHONE:- 01274 307910
ASHLEY BOWLES**

25 June 2026

MISREPRESENTATION ACT 1967

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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.