
8,800 SQ FT AVAILABLE NOW

ALDERMANBURY HOUSE

A MODERN, HIGH QUALITY 4TH FLOOR OFFICE SUITE

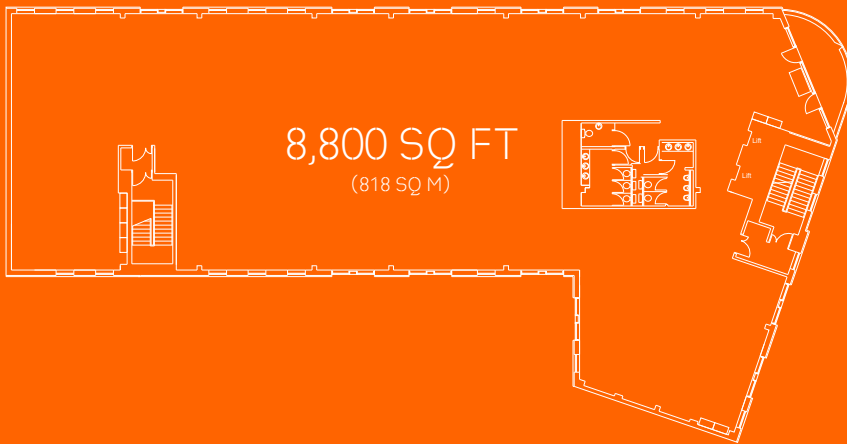
GODWIN STREET
BRADFORD BD1 2ST

SPECIFICATION

THE OFFICE SUITE
COMPRISES APPROX.
8,800 SQ FT ON A SINGLE
FLOOR AND PROVIDES A
HIGHLY FLEXIBLE AND
EFFICIENT WORKING
ENVIRONMENT.



AVAILABLE SPACE



Accessed from a fully refurbished
contemporary building reception.

The suite benefits from excellent
natural light and includes the
following features:

Four
pipe
fan coil
air-con



Full
access
raised
floor



New
LED
lighting



Fully
carpeted
(new)



New
suspended
ceiling



2x
passenger
lifts



Fully
DDA
compliant



High
quality
WC
facilities



A number of car parking spaces in the
property's secure basement car park
are available with this suite.

ALDERMANBURY
HOUSE

LOCATION

ALDERMANBURY HOUSE IS
LOCATED IN THE HEART OF
BRADFORD CITY CENTRE,
OVERLOOKING CITY PARK.

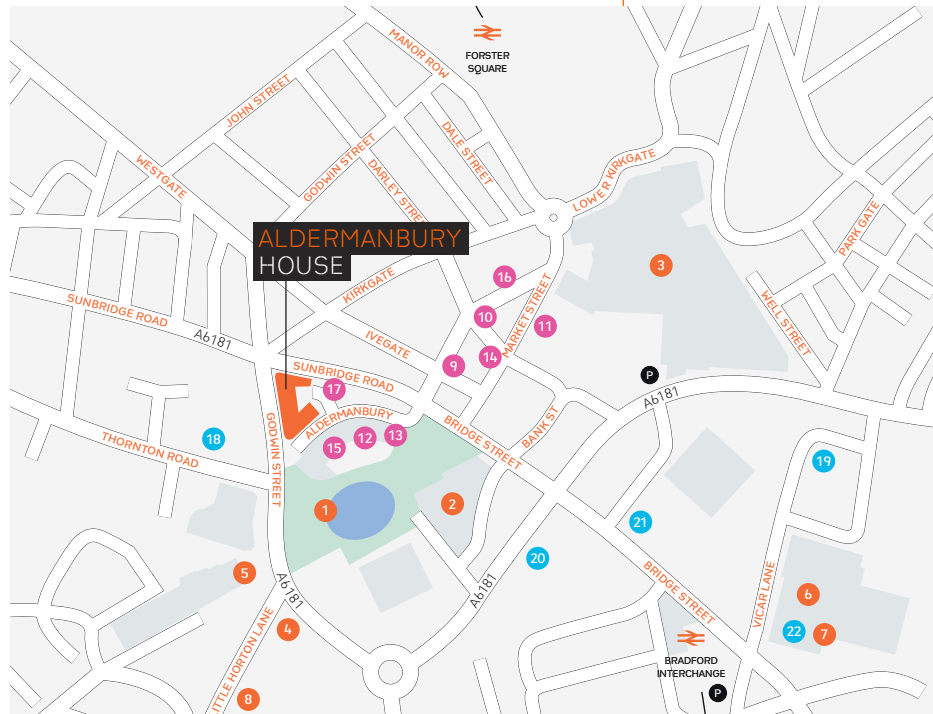
- The building fronts Godwin Street (A6181), making it very accessible by car.
- Bradford Interchange and Bradford Forster Square Stations are both within short walking distance, making the building very accessible by train too.



ALDERMANBURY HOUSE

AMENITIES

ALDERMANBURY HOUSE'S PRIME LOCATION WITHIN BRADFORD CITY CENTRE MEANS TENANTS HAVE ACCESS TO A NUMBER OF HIGH-QUALITY AMENITIES NEARBY.



Leisure

- 1 City Park
- 2 Town Hall
- 3 The Broadway
- 4 Science & Media Museum
- 5 Alhambra
- 6 Cineworld
- 7 Hollywood Bowl
- 8 Bradford Ice Arena

Food & Drink

- 9 Lefteris
- 10 Tiffin Coffee
- 11 Pret
- 12 JD Wetherspoon
- 13 Nando's
- 14 Caffè Nero
- 15 Starbucks
- 16 City Vaults
- 17 Tesco Express

Hotels

- 18 Leonardo Hotel
- 19 Premier Inn
- 20 The Bradford Hotel
- 21 Great Victoria Hotel
- 22 Holiday Inn Express

ALDERMANBURY
HOUSE

TERMS

This high-quality 4th floor office suite is available by way of a new full repairing and insuring Lease for a term of years to be agreed. Quoting rent available on request.

EPC

Aldermanbury House has an EPC rating of C(65). The certificate is available upon request.

BUSINESS RATES

The 4th floor office suite has a rateable value of £48,028 (according to 2023 rating list). All interested parties are advised to make their own enquiries.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:

**CARTER
TOWLER**

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