

Starkeys

Chartered Surveyors

**OFFICE SUITE
38M² (410 SQ. FT.)
SUITE 5
CATHEDRAL HOUSE
CHURCH BANK
BRADFORD**



- Prominent location fronting Church Bank on the edge of the Little Germany Conservation Area and close to the Broadway shopping centre.
- Rent inclusive of utilities, repairs and building insurance.

TO LET £10,250 PER ANNUM

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

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 **RICS** Regulated by RICS

**OFFICE SUITE
38M² (410 SQ. FT.)
SUITE 5
CATHEDRAL HOUSE
CHURCH BANK
BRADFORD**

1. LOCATION:

The premises form part of Cathedral House which is situated on Church Bank (A658) on the edge of the Little Germany Conservation Area, close to Bradford city centre. The property is situated in a mixed use area, being opposite Bradford Cathedral and within close proximity to the Broadway shopping centre.

2. GENERAL DESCRIPTION:

The premises comprise an office suite situated at upper first floor level, forming part of a modern office building. The suite benefits from timber double glazed skylights and has a small kitchen area.

3. ACCOMMODATION:

We assess the premises have a total net internal floor area of **38.09m² (410 sq. ft.)**.

4. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. The rent is inclusive of utilities.

We have not inspected any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. 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 £4,350 (Offices and Premises).

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

6. LEASE TERMS:

The premises are offered to let for a term to be agreed, at a rent of £10,250 per annum, inclusive of utilities, repairs and building insurance. The tenant is responsible for broadband and contents insurance.

7. EPC:

The property has an Energy Rating of C (56).

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**

**ANDREW J WARD MRICS
TEL:- 01274 307910**

31 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.