

starkeys

commercial



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**REFURBISHED OFFICE FACILITIES
FIRST, SECOND AND EIGHTH FLOORS
WEST RIDING BUSINESS CENTRE
41 CHEAPSIDE
BRADFORD**



**OFFICE SUITES TO LET FROM 10M² (107 SQ. FT.)
AVAILABLE ON FLEXIBLE LONG OR SHORT TERM AGREEMENTS
ALL INCLUSIVE RENTALS**

01274 307910

3 Manor Row, Bradford BD1 4PB Fax: 01274 728241 email: info@starkeys.co.uk

For a listing of properties, visit our website at www.starkeys.co.uk

**REFURBISHED OFFICE FACILITIES
FIRST, SECOND AND EIGHTH FLOORS
WEST RIDING BUSINESS CENTRE
41 CHEAPSIDE
BRADFORD**

1. LOCATION:

Situated within the heart of Bradford city centre, West Riding Business Centre is situated on Cheapside, which forms part of the A650, only a short distance south east of its connection with the A6181 Drewton Road/Hamm Strasse.

A combination of public car parks and on street car parking are available within close proximity and the area is well served by public transport with a number of bus routes passing along Cheapside and Forster Square train station nearby.

2. GENERAL DESCRIPTION:

West Riding House comprises a multi-storey office building with ground floor concierge reception and lift access to each floor. Extensive glazing is provided to front and rear elevations providing good natural light. The common areas have recently been refurbished throughout.

The business centre comprises the first, second and eighth floors and benefits from suspended ceilings with integral lighting, central heating, independent ladies', gents and disabled toilet facilities, perimeter skirting trunking plus carpeting throughout.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

First Floor

Suite 1	12.45m ² (134 sq. ft.)
Suite 2	24.99m ² (269 sq. ft.)
Suite 3	24.99m ² (269 sq. ft.)
Suite 4	24.99m ² (269 sq. ft.)
Suite 5	9.94m ² (107 sq. ft.)
Suite 6	13.01m ² (140 sq. ft.)
Suite 7	12.45m ² (134 sq. ft.)

Suite 8	24.53m ² (264 sq. ft.)
Suite 9	50.54m ² (544 sq. ft.)

Second Floor

Suite 10	26.48m ² (285 sq. ft.)
Suite 11	36.79m ² (398 sq. ft.)
Suite 12	63.45m ² (683 sq. ft.)
Suite 13	11.98m ² (129 sq. ft.)
Suite 14	24.53m ² (264 sq. ft.)
Suite 15	50.54m ² (544 sq. ft.)

Eighth Floor

Suite 16	23.88m ² (257 sq.ft.)
Suite 17	12.08m ² (130 sq.ft.)
Suite 18	36.42m ² (392 sq.ft.)
Suite 19	23.78m ² (256 sq.ft.)
Suite 20	23.97m ² (258 sq.ft.)
Suite 21	35.77m ² (385 sq.ft.)
Suite 22	36.60m ² (394 sq.ft.)
Suite 23	11.89m ² (128 sq.ft.)
Suite 24	23.88m ² (257 sq.ft.)

4. SERVICES:

The property benefits from the provision of all mains services with space heating provided throughout via gas central heating. Heating and lighting is included within the rentals quoted in addition to the maintenance and repair of external and internal communal areas, to include kitchenette and WC facilities.

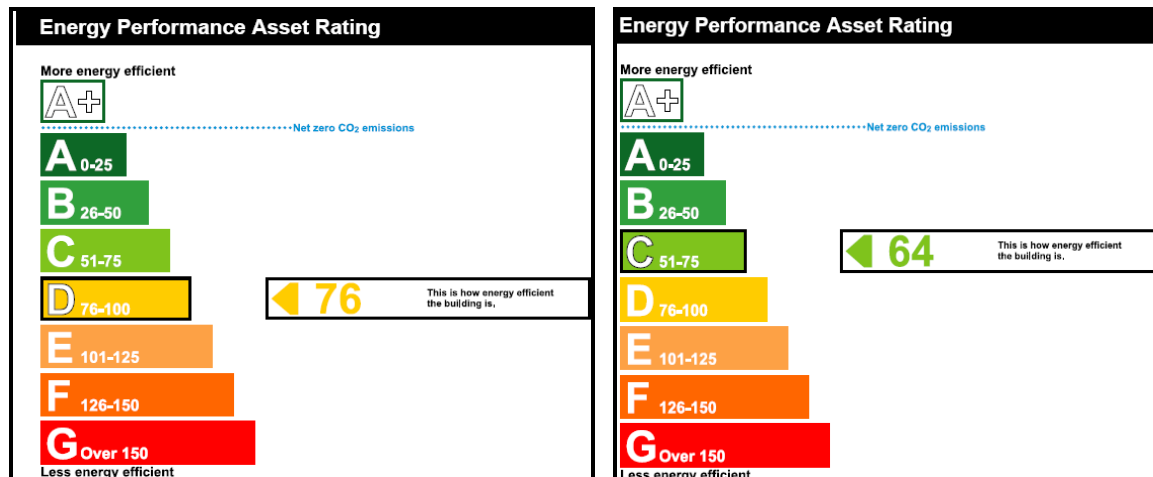
Tenants will be responsible for the cost of telecommunications although the figures quoted include a single broadband/wi-fi connection.

None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

5. TERMS:

Individual offices are offered to let on flexible all inclusive long or short term agreements with rents payable monthly in advance. A schedule of current availability and quoting rents is attached.

6. EPC:



7. VIEWING AND FURTHER INFORMATION:

Contact:-

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB**

TELEPHONE:- (01274) 307910

Alternatively further information is available on the website www.wrbcuk.com.

Amended 23 September 2013

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.

PROPERTY MISDESCRIPTIONS ACT 1991

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