

# Starkeys

Chartered Surveyors

## SECOND FLOOR CITY CENTRE OFFICE SUITE AUBURN HOUSE UPPER PICCADILLY BRADFORD



**287.53m<sup>2</sup> (3,095 SQ. FT.)**

- Second floor office suite in a prominent Grade II listed building
- Passenger lift
- City centre location in close proximity to Forster Square railway station
- Majority open plan layout with private offices and meeting room

**TO LET - £21,500 PER ANNUM**

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

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**SECOND FLOOR CITY CENTRE OFFICE SUITE  
AUBURN HOUSE  
UPPER PICCADILLY  
BRADFORD**

**1. LOCATION:**

Auburn House occupies a prominent location on the corner of Piccadilly and Upper Piccadilly in the heart of the professional quarter of the city. The premises are located close to the main shopping areas and benefit from good access to public transport and other city centre facilities, with Forster Square railway station being nearby.

**2. GENERAL DESCRIPTION:**

The premises comprise a self-contained office suite situated on the second floor of Auburn House, a Grade II listed office building.

The accommodation is accessed via a communal building entrance with an intercom system and passenger lift, with the suite providing majority open plan accommodation with carpeted floors, suspended ceilings and recessed LED lighting, along with private offices/meeting rooms, kitchen and WC facilities.

**3. ACCOMMODATION:**

The premises have an approximate net internal floor area of **287.53m<sup>2</sup> (3,095 sq. ft.)**, partitioned to provide a range of offices and meeting rooms, with a large open plan area.

**4. 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 £15,750 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. Interested parties should seek verification from the local authority to establish the actual amount payable.

## **5. SERVICES:**

We understand that the premises benefit from all main services and are heated by a gas central heating system. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

## **6. TERMS:**

The premises are offered to let on a new effective full repairing and insuring lease for a term to be agreed, at an initial rent of £21,500 per annum exclusive of VAT, rates, utilities and other outgoings and payable quarterly in advance. A service charge is levied in respect of the maintenance and upkeep of the exterior, structure and common areas.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

## **7. EPC:**

As the property is Grade II listed and is located within the Saltaire World Heritage Site we understand that an EPC is not required.

## **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**

**ASHLEY BOWLES MRICS  
TEL:- 01274 307910**

**25 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.