



SCOREX HOUSE

1 BOLTON ROAD
BRADFORD BD1 4AS



**MODERN HIGH QUALITY OFFICE SPACE
FROM 3,597 SQ FT (334.34 SQ M) TO LET**

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Scorex House comprises a modern 3-storey office building with two wings connected via a central core and staircase.

Each wing provides ground floor reception area with lift access to the upper levels. The property benefits from a private rear car park providing parking for approximately 62 vehicles.

Specification

- Refurbished reception
- Refurbished offices
- Full access raised floors
- LED lighting
- New carpeting
- On site parking

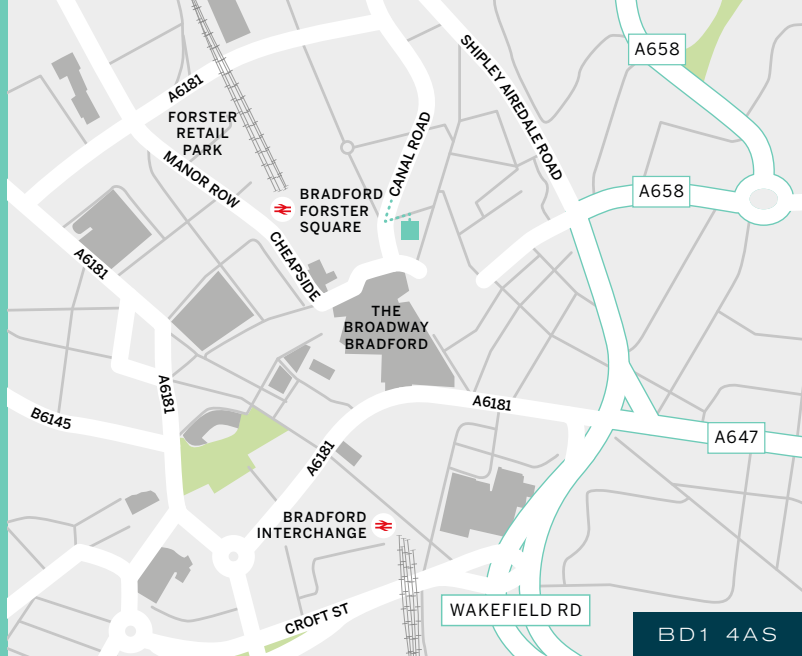


Accommodation

The property has been measured to the following NIA floor areas:

WEST WING	SQ M	SQ FT
SECOND FLOOR		
Offices	400.30	4,308
THIRD FLOOR		
Offices	400.30	4,308
EAST WING		
FIRST FLOOR		
Offices	334.34	3,597
SECOND FLOOR		
Offices	391.76	4,216
THIRD FLOOR		
Offices	398.20	4,286

Please Note: Each wing may be combined if to offer up to 8,524 sq ft or a single floor.



Location

Scorex House occupies a prominent position on Bolton Road at its junction with Canal Road within Bradford City Centre, Situated directly opposite The Broadway Shopping Centre and adjacent to Bradford Cathedral. Shipley Airedale Road (A650) is close by providing easy access to Shipley, Bingley and The Aire Valley and also south via the M606 and M621.

All forms of public transport are situated close by with Forster Square Train Station 200 yards to the north.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

EPC

The Energy Performance Rating for this property is: D-82

Further Information

For further information or to organise a viewing, please contact one of the joint sole retained agents:



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