



**Ryefield House,
180 Highgate Road, Queensbury
Bradford, BD13 1DS**



TO LET

Recently Refurbished Office Suites

From 17.84 sq. m. (192 sq. ft.) – 254.73 sq. m. (2,742 sq. ft.)

With On Site Car Parking

Available on Flexible Short Term Lease Agreements

Rentals From: £195 Per Calendar Month – Inclusive of Services

Ryefield House, 180 Highgate Road, Queensbury, Bradford, BD13 1DS

LOCATION

Situated approximately 3 miles West of Bradford City Centre and less than 1 mile East of Queensbury Village Centre, the property, occupies a prominent and visible location fronting the A647 Highgate Road only a short distance East of its junction with Baldwin Lane.

DESCRIPTION

The property comprises a substantial three storey building known as Ryefield House.

The building has a shared and attractive entrance vestibule and hallway to the ground floor which leads onto a communal staircase providing access to each level. The building is understood to be DDA compliant and has the benefit of a lift to all floors.

Externally, the property benefits from forecourt parking to its front elevation within which allocated spaces can be granted. Additional car parking can be made available to the rear if required.

ACCOMMODATION

The units for part of the upper floors of a 3-storey stone built office building which has been recently redecorated and benefits from carpeting throughout, suspended ceilings and integrated lighting with communication trunking and associated sockets to part. Good natural light is provided throughout.

The first floor is currently divided to provide a variety of smaller type office suites which are accessed from a central corridor, each of which utilise shared WC and kitchenette facilities.

The second floor suite currently consists of a single open plan office suite with independent WC and kitchenette facilities but can be sub-divided if required to make independent smaller office suites to accommodate a preferred layout.

First Floor

Unit 6	31.74 sq. m. (342 sq. ft.)
Unit 7	17.84 sq. m. (192 sq. ft.)

Second Floor

Offices – capable of sub-division (if required)	254.73 sq. m. (2,742 sq. ft.)
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SERVICES

The office suites benefits from all mains services to include electric, gas, water and mains drainage with heating provided by way of a gas fired central heating system.

The maintenance/repair of external parts and internal communal areas, including WC and kitchen facilities (first floor) is included in the rentals quoted as is the provision of gas and electric.

OUTGOINGS

The suites are currently assessed for Uniform Business Rates as follows:-

First Floor - Suite 6	£2,025
First Floor - Suite 7	£1,100
Second Floor	£15,250

It is believed small business rates relief is currently available for the majority of these units (except second floor). Prospective tenants should however make their own enquiries with Bradford Business Rates on 01274 437744.

RENTALS

The units are available to let on flexible in-house Licence Agreements for a term of 6 months or longer with rentals paid monthly in advance.

First Floor - Unit 6	£300 per calendar month
First Floor - Unit 7	£195 per calendar month
Second Floor	£1,875 per calendar month

LEGAL COSTS

Each party to be responsible for their own legal costs incurred – if applicable

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating for these premises are as follows:-

First Floor	-	C 65
Second Floor	-	E 103

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

Strictly by prior appointment with the Joint Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

E-Mail: enquiries@markbrearley.co.uk

Website: www.markbrearley.co.uk

Walker Singleton – Tel: 01422 452000

E-Mail: mathew.bower@walkersingleton.co.uk

Website: www.walkersingleton.co.uk

(Sept 2016 - Ref: 3544/SPI)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049