



WEST RIDING HOUSE 41 CHEAPSIDE, BRADFORD, BD1 4HR



TO LET

**Refurbished Office Suites with Parking
92.90 sq. m. (1,000 sq. ft.) - 283.35 sq. m. (3,050 sq. ft.)**

Rental - £7.50 Per sq. ft. Per Annum Exclusive

West Riding House – 41 Cheapside, Bradford, BD1 4HR

LOCATION

Situated within the heart of Bradford City Centre, West Riding House occupies a position fronting 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 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 only a few hundred yards to the north.

DESCRIPTION

West Riding House comprises a multi-storey rectangular shaped office building with ground floor concierge reception and lift access to each level plus the optional advantage of air conditioning. Extensive glazing is provided to front and rear elevations providing good natural light and common areas have recently been refurbished.

The available accommodation is shortly to be refurbished and will include the following:-

- Full Redecoration
- Suspended Ceiling Incorporating Cat II Lighting
- Ladies, Gents & Disabled Toilet Facilities
- Perimeter Trunking
- New Carpeting Throughout
- Designated Car Parking

ACCOMMODATION

According to the measurements provided, the property offers the following net internal accommodation:-

Ground Floor

Communal Reception/Concierge Facilities with Staircase and Lifts to Upper Levels

Third Floor

Office Suite 2 92.90 sq. m. (1,000 sq. ft.)

Fifth Floor

Open Plan Office Suite capable of sub-division 283.35 sq. m. (3,050 sq. ft.)

Ladies, Gents & Disabled Toilet Facilities — —

SERVICES

The property benefits from the provision of all mains services with space heating provided via individual gas fired heating systems.

Please Note: none of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate 3 yearly upward only rent reviews.

SERVICE CHARGE

A service charge will be levied in respect of maintenance of the lift and common areas, concierge/security services, heating costs and external repairs etc.

RENTAL

£7.50 per sq. ft. per annum exclusive – paid quarterly in advance.

RATING ASSESSMENT

The property will require reassessment for rating purposes.

VAT

The rentals quoted are exclusive of VAT, which will be charged at the prevailing rate.

LEGAL COSTS

The ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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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.

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