



**Encon House – 4 Mornington Villas  
Bradford, BD8 7HB**



**TO LET**

**Individual Offices**

**Available on Flexible Long or Short Term Agreements**

**From 12.06 sqm (130 sqft) to 26.27 sqm (283 sqft)**

**RENTAL: From £50 Per Week**

# Encon House – 4 Mornington Villas, Bradford, BD8 7HB

## LOCATION

The property occupies a prominent position fronting Mornington Villas just off Manningham Lane on the northern periphery of Bradford City Centre. Mornington Villas is an established office location with a number of other professional and commercial users close by.

## PROPERTY

The property comprises a substantial semi-detached stone constructed building currently used as office accommodation for a number of businesses. There are currently individual offices available on ground, first and second floors with shared WC facilities and shared kitchen facilities. The suites themselves have been refurbished and benefit from full carpeting and central heating throughout.

Externally, there is a car park for approximately 10 vehicles. Spaces may be available to tenants subject to availability. Further details upon request.

## ACCOMMODATION

According to our measurements taken on site, each of the offices provide the following approximate net internal floor areas:-

### Ground Floor

Office Two	26.27 sqm	(283 sqft)
Office Three	13.61 sqm	(147 sqft)

### First Floor

Office Four	16.54 sqm	(178 sqft)
Office Eight	13.21 sqm	(142 sqft)

### Second Floor

Office Nine	12.06 sqm	(130 sqft)
Office Ten	15.72 sqm	(169 sqft)

## SERVICES

The property benefits from the provision of all mains services with space heating provided throughout via pressed steel radiators.

The provision of both heating and lighting is included within the rentals quoted in addition to the maintenance and repair of external and internal communal areas including WC and kitchen facilities.

The tenants will be responsible for the cost of running and installing their own telecommunications equipment and broadband connection.

## BUSINESS RATES

Each of the office suites will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

## TERMS

The suites are available on new short or long term flexible agreements, the quoting rentals being inclusive of all utilities and repairs. Suites are available at the following rentals:-

### Ground Floor

Office Two	-	£100 per week
Office Three	-	£50 per week

### First Floor

Office Four	-	£60 per week
Office Eight	-	£50 per week

### Second Floor

Office Nine	-	£50 per week
Office Ten	-	£60 per week

## VAT

All rentals quoted are exclusive of VAT which may be charged at the prevailing rate – if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the property is:

C - 63

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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

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