



**15 Peckover Street
Little Germany
Bradford, BD1 5BD**



TO LET

**Attractive First Floor Office Suite
With Secure On-Site Car Parking
57.40 sqm (618 sqft)**

RENTAL: £6,900 Per Annum Exclusive

15 Peckover Street, Little Germany, Bradford, BD1 5BD

LOCATION

The property occupies a position with frontage to and access from Peckover Street in the heart of Little Germany's Conservation Area situated on the fringe of Bradford City Centre.

Good main road communications are provided to surrounding areas with train and bus stations within walking distance plus the recently completed Broadway Shopping Centre.

Immediate surrounding users comprise a mix of both commercial and residential and include Willisroft Solicitors, Bradlon, Masterplan and the recently converted City Hub which provides high quality serviced office accommodation.

DESCRIPTION

The property comprises a self-contained first floor office suite with ground floor entrance and staircase. The property offers modern open plan office facilities with good natural light, suspended ceilings complete with integral lighting plus perimeter trunking and gas fired central heating system.

Externally the property has secure on-site parking for up to 4 motor vehicles accessed via a gated entrance from Peckover Street.

ACCOMMODATION

According to our measurements taken on site the property offers the following internal floor areas:-

Ground Floor

Entrance vestibule and staircase leading to:

First Floor

Modern open plan office suite with kitchenette facilities to one corner 57.40 sqm (618 sqft)

Toilet – low flush WC in white with matching cloakroom sink ---- ----

Approximate Total Net Internal Floor Area 57.40 sqm (618 sqft)

SERVICES

The property benefits from the provision of all mains services to include gas, electric, water and mains drainage.

Space heating and the provision of hot water is provided via a gas fired combination boiler which serves pressed steel radiators throughout.

TERM

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

RENTAL

£6,900 per annum exclusive – paid quarterly in advance.

VAT

The rent quoted is exclusive of VAT which will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 61

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices and Premises
Rateable Value: £7,800

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

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's legal costs (if applicable).

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

(December 2017 – 3706 / 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.

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