

TO LET

Broadway House

Bank Street, Bradford

1,063 sq.ft. to **4,420** sq.ft.

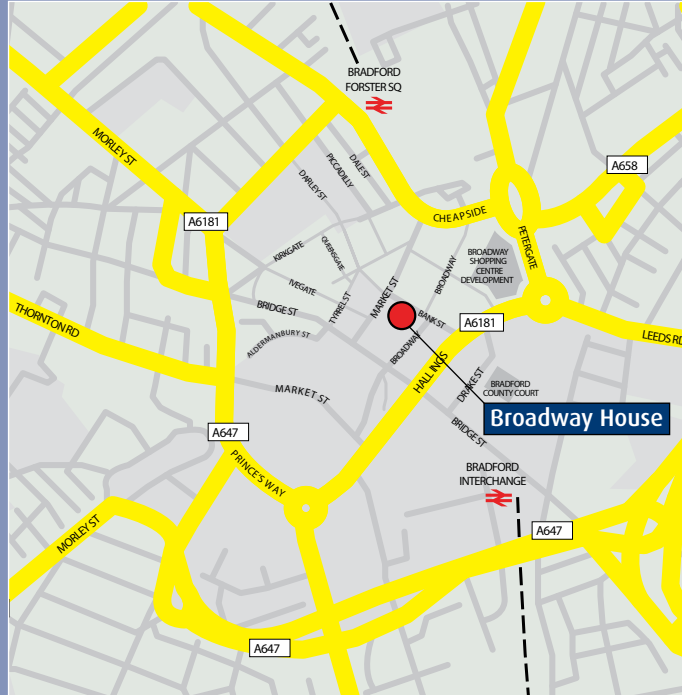
98.76 sq.m. to **410.63** sq.m.

available individually
or as a whole

- Immediately available
- High quality newly refurbished space
- Comfort cooled
- Centrally located

Location

Broadway House is prominently located within the heart of the central business district of Bradford, at the junction of Market Street, Bank Street and Broadway. Adjacent occupiers include Leeds Building Society, Skipton Building Society, Yorkshire Building Society and HSBC. As well as being conveniently located for the commercial and retailing centre of Bradford, including the proposed 500,000 sq.ft. Broadway Shopping Centre, the accommodation is only a few minutes walk from Bradford Interchange and Bradford Forster Square stations.



Accommodation

1st Floor	Suite 1.1	1,063 sq.ft 98.76 sq.m
2nd Floor	Suite 2.2	1,125 sq.ft 104.5 sq.m
2nd Floor	Suite 2.3	2,232 sq.ft 207.36 sq.m
Total		4,420 sq.ft 410.63 sq.m

Available individually or as a whole.

Description

The available accommodation comprises a first floor and second floor suite within this attractive centrally located building, in the heart of the commercial centre of Bradford. A full refurbishment programme has been completed which provides the following:

- Comfort cooling
- Suspended ceiling with integral LG3 lighting
- New kitchen facilities
- Carpeting throughout
- Intercom entry system at ground floor
- Central heating
- Three compartment perimeter trunking

Access to the upper floors from the newly refurbished ground floor lobby is via two 8 person lifts.

Terms

The Accommodation is available to let by way of new effectively F.R.I. leases for a term of years to be agreed. For further details contact the joint agents.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing / Further Information

Via the joint letting agents:

**MARK
BREARLEY
&
COMPANY**
01274 595999
13 PARK VIEW COURT SHIPLEY BD18 3DZ

**sharma
williamson**
01274 759955

MISREPRESENTATION ACT: These particulars and the description and measurements therein are intended only as a guide and do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed and they are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

April 2012

