



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 15.70 sqm (169 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 at second floor level 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 tenant's 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:-

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 2018/2019 is 49.3 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:-

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
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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

(March 2017 – Amended January 2019 – 5527 / CJM)



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