



**256 UPPER WOODLANDS ROAD
OFF TOLLER LANE
BRADFORD, BD8 9JQ**



TO LET

**First & Second Floor Office Accommodation
Approximately 75.64 sq. m. (814 sq. ft.)**

RENTAL - £5,750 Per Annum Exclusive

256 UPPER WOODLANDS ROAD, BRADFORD, BD8 9JQ

LOCATION

The property is located on the corner of Upper Woodlands Road and Toller Lane, close to the roundabout junction with Lilycroft Road and Duckworth Lane, approximately one mile north-west of Bradford City Centre.

The surrounding area is a mix of residential, retail and office users with the subject property being located above Prolegis Solicitors at first and second floor levels with access from Upper Woodlands Road.

DESCRIPTION

The property comprises a mix of office accommodation at first and second floor level with exclusive access from Upper Woodlands Road. The offices have been refurbished to a good standard and benefit from full carpeting, UPVC double glazing, central heating and perimeter trunking.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Ground Floor

Exclusive entrance from Upper Woodlands Road

First Floor

Office	32.28 sq. m.	(347 sq. ft.)
Private Office	6.39 sq. m.	(69 sq. ft.)
Kitchenette	4.52 sq. m.	(49 sq. ft.)
Ladies & Gents WC's	---	---

Second Floor

Office	32.45 sq. m.	(349 sq. ft.)
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Total Approx. Net Internal Floor Area	75.64 sq. m.	(814 sq. ft.)
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RATING ASSESSMENT

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

Description:	Offices & Premises
Rateable Value:	£7,700

The Uniform Business Rate for 2018/2019 is 49.3 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.

RENTAL

£5,750 Per Annum Exclusive – paid quarterly in advance.

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.

VAT

VAT will 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

An Energy Performance Certificate (EPC) has been commissioned.

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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