



**First & Second Floor Offices  
The Wool Exchange  
Bradford, BD1 1LH**



**TO LET**

**Refurbished Office Suites  
Available on Flexible Short Term Agreements  
At All Inclusive Rentals  
From 8.18 sqm (88 sqft) to 123.56 sqm (1,330 sqft)**

**RENTAL – From £45 Per Week**

# First & Second Floor Offices, The Wool Exchange, Bradford, BD1 1LH

## LOCATION

The Wool Exchange is situated in the heart of Bradford City Centre's retail and commercial core, occupying a prominent site bordered by Market Street, Hustlergate and Bank Street. The property is well served by public transport with Bradford Forster Square Railway Station 400 metres to the north and Bradford's Rail & Bus Interchange 500 metres to the south. The City also benefits from good access to the motorway network via the M606.

The property lies immediately adjacent to the Broadway Shopping Centre, The Xchange and The Light Cinema Complex.

## DESCRIPTION

The Wool Exchange is Grade I Listed and Venetian Gothic in style with 3 main elevations and a prominent clock tower to the north end. The ground floor provides retail and leisure units with the central area of the building being occupied by Waterstones.

## ACCOMMODATION

The office accommodation is arranged over the first and second floors and is accessed via an impressive full height glazed entrance area. The office themselves have been fully refurbished and benefit from LG7 lighting, carpeting throughout, part comfort cooling and lift access.

There are currently a range of office suites available from 8.18 square metres (88 square feet) to 123.56 square metres (1,330 square feet) across the first and second floors.

Please see attached Schedule of available individual office suites.

## SERVICES

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

The tenant will contribute approximately £10 per week per suite for the cost of electricity and heating, along with the maintenance and repair of external and internal areas including WC and kitchen facilities.

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

**Please Note:** None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

## BUSINESS RATES

Please see attached schedule detailing the Rateable Values for each office suite.

Due to Business Rates Provisions, it is likely that no rates will be payable as the rateable value is below the threshold. However, we would recommend prospective tenants check with the Local Rating Authority as to the current rates liability.

## TERMS

The suites are available on new short term flexible agreements, the quoting rentals being inclusive of all utilities and repairs.

## RENT

Please see attached Schedule for weekly all-inclusive rentals.

## 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

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

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

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no purchaser or tenant is to be bound by the conditions 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

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Tel: 0113 3891049

## **AVAILABILITY SCHEDULE**

### **FIRST & SECOND FLOOR OFFICES THE WOOL EXCHANGE BRADFORD BD1 1LH**

<b>FIRST FLOOR</b>		
<b>OFFICE SUITE</b>	<b>SIZE</b>	<b>RENT</b>
1.01	71.72 sqm (772 sqft)	£285 Per Week
1.02	69.12 sqm (744 sqft)	£270 Per Week
1.03	23.23 sqm (250 sqft)	£95 Per Week
1.04	35.02 sqm (377 sqft)	£140 Per Week
1.05	81.10 sqm (873 sqft)	£320 Per Week
1.06	17.28 sqm (186 sqft)	£75 Per Week
1.07	17.56 sqm (189 sqft)	£75 Per Week
1.08 A	17.74 sqm (191 sqft)	£75 Per Week
1.08 B	15.89 sqm (171 sqft)	£70 Per Week
1.08 C	15.89 sqm (171 sqft)	£70 Per Week
1.08 D	8.18 sqm (88 sqft)	£45 Per Week
1.09	123.56 sqm (1,330 sqft)	£475 Per Week

<b>SECOND FLOOR</b>		
<b>OFFICE SUITE</b>	<b>SIZE</b>	<b>RENT</b>
2.04	16.82 sqm (181 sqft)	£75 Per week
2.05 A	17.19 sqm (185 sqft)	£75 Per Week
2.05 B	17.19 sqm (185 sqft)	£75 Per Week
2.07	18.18 sqm (196 sqft)	£80 Per Week