



**Empire House
18-24 Canal Road
Bradford, BD1 4BA**



TO LET

Quality Refurbished Office Accommodation

Totalling Approximately 525.83 sqm (5,660 sqft)

**Available in suites of 151.99 sqm (1,636 sqft), 183.95 sqm (1,980 sqft), 204.38 sqm (2,200 sqft),
and 321.44 sqm (3,460 sqft)**

Onsite Gymnasium – available to office tenants

RENT: £7.50 psf Excl. (Plus VAT)

Empire House, 18-24 Canal Road, Bradford, BD1 4BA

LOCATION

The property is situated at the junction of Canal Road and Balm Street close to Bradford City Centre in an established mixed retail, residential and commercial area close to the Broadway Shopping Centre. The property is conveniently situated near to Forster Square Retail Park and also the Bradford Central Travelodge Hotel. Forster Square Station, providing easy and regular access to Leeds, the Aire & Wharfe Valleys etc, is a short walk to the West

The Broadway Shopping Centre consists of around 500,000 square foot of retail space and includes tenants such as Debenhams, Marks & Spencer and Next etc.

PROPERTY

The property forms part of the larger 18-24 Canal Road for which the upper floors have now been converted into residential apartments.

The lower ground floor accommodation is to be converted to provide good quality office accommodation – further details, and specification available upon request.

The Site includes a Gym, which can be available for tenants use.

ACCOMMODATION

The property is currently arranged in two areas, which can be let separately, or to a single tenant. The larger area is capable of further sub-division, if required

Section A	204.38 sqm	(2,200 sqft)
Section B	321.44 sqm	(3,460 sqft)
Total	525.83 sqm	(5,660 sqft)

[Section B will divide into 2 suites of 151.99 sqm (1,636 sqft), and 183.95 sqm (1,980 sqft)]

RATING ASSESSMENT

The property will require reassessment upon occupation.

LEASE

The property is available to let on terms to be agreed incorporating 3 yearly upward only rent reviews. The lease will be by way of a full repairing and insuring agreement, by way of an agreed service charge.

RENTAL

£7.50 psf – Plus VAT – if appropriate

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be available upon completion of the landlord's works

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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 as 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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