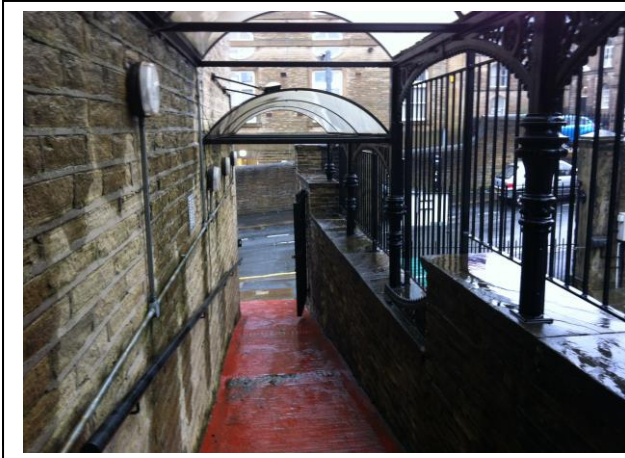




**3 SALEM STREET
BRADFORD, BD1 4QH**



TO LET

(Available on Flexible Terms)

City Centre Office

With On-Site Permit Car Parking

105.94 sq. m. (1,140 sq. ft.)

Rental: £4,750 Per Annum Exclusive

3 SALEM STREET, BRADFORD, BD1 4QH

LOCATION

Situated on the fringe of Bradford City Centre, the property occupies a position accessed from Salem Street which in turn connects with Manor Row, only a short distance from its junction with Drewton Road/Hamm Strasse (A6181). The property is located within a mixed but recognised office location of the City and is well served by public transport with a number of bus routes passing within close proximity and Forster Square Railway Station only a short walk away.

DESCRIPTION

Forming part of a larger 3-storey split-level building, the property offers accommodation to first and second floor levels with ground floor access from Salem Street. Last utilised as offices, the accommodation provided comprises a mix of private and general offices plus staff facilities and benefits from central heating plus Cat 5 cabling. Externally, there is off-street designated secure car parking available by way of separate negotiation.

ACCOMMODATION

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

Shared entrance vestibule/staircase leading to:

Second Floor

| | | |
|----------------|-------------|---------------|
| General Office | 62.55 sq. m | (673 sq. ft.) |
| Private Office | 18.93 sq. m | (204 sq. ft.) |
| Ladies WC | | |
| Kitchen | 10.71 sq. m | (115 sq. ft.) |

Third Floor/Attic

| | | |
|--------|-------------|---------------|
| Stores | 13.75 sq. m | (148 sq. ft.) |
|--------|-------------|---------------|

| | | |
|--|---------------------|------------------------|
| Approx. Total Net Internal Floor Area | 105.94 sq. m | (1,140 sq. ft.) |
|--|---------------------|------------------------|

SERVICES

The property benefits from the provision of all mains services. Space heating is provided throughout this element via a traditional gas fired central heating system with an independent boiler serving pressed steel radiators throughout.

Please Note: none of these services have been tested and interested parties should satisfy themselves as to their condition and suitability.

OUTGOINGS

The property previously formed part of a larger hereditment and will require reassessment for Uniform Business Rates.

TERMS

The property is offered to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENTAL

£4,750 per annum exclusive.

VAT

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

LEGAL COSTS

The Ingoing tenant is to be responsible for the landlords reasonable legal fees incurred in connection with the preparation of any lease documentation.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 92

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Starkeys Commercial – Tel: 01274 307910

Email: info@starkeys.co.uk

Web Site: www.starkeys.co.uk

(January 2017 – 4661 / SPI)

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