



FIFTY  
FIVE  
WELL STREET

BRADFORD • BD1 5PS

TO LET

SELF-CONTAINED  
REFURBISHED  
AIR CONDITIONED  
BOUTIQUE OFFICES  
IN THE HEART  
OF BRADFORD

2,639 -  
14,284 SQ FT

AVAILABLE AS A WHOLE  
OR ON A FLOOR BY  
FLOOR BASIS

## SITUATION

The property occupies a prominent central location fronting onto pedestrianised Well Street, directly opposite one of the main entrances to the successful Broadway Shopping Centre where occupiers include M&S, Debenhams and Next and forms part of the Little Germany Conservation area in Bradford city centre. A short distance away is the Leisure Exchange which is home to Cineworld, Nando's and Frankie & Benny's.

The building is close to Leeds Road (A647) which provides convenient access to Shipley Airedale Road (A650) and Manchester Road (A641) providing convenient access to the City wide region and motorway networks.



## ACCOMMODATION

The premises provide the following approximate net internal floor areas;

Floor	Sq m	Sq ft
Ground	245.0	2,639
First	271.0	2,931
Second	267.0	2,870
Third	269.0	2,894
Fourth	274.0	2,950
<b>Total</b>	<b>1,326.0</b>	<b>14,284</b>

## DESCRIPTION

The property comprises a fully refurbished office building offering boutique self-contained office suites on ground and four upper floors benefitting from the following:-

- **Suspended ceilings with LED lighting**
- **Air conditioning**
- **Perimeter trunking**
- **New carpeting throughout**
- **Male, female and disabled toilet facilities in each suite**
- **Building alarm system**
- **DDA compliant**
- **Lift**
- **Intercom door entry system**
- **Separate entrance to the ground floor office**

## RATING

The property is currently assessed as a whole and will need to be reassessed upon occupation. All interested parties are advised to make their own enquiries of the local Rating Authority.



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## TERMS

The property is available to let either as a whole or on a floor by floor basis for a term to be agreed.

## EPC

The building has been assessed to have an EPC rating of E (101). A copy of the certificate is available upon request.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole letting agents:-



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