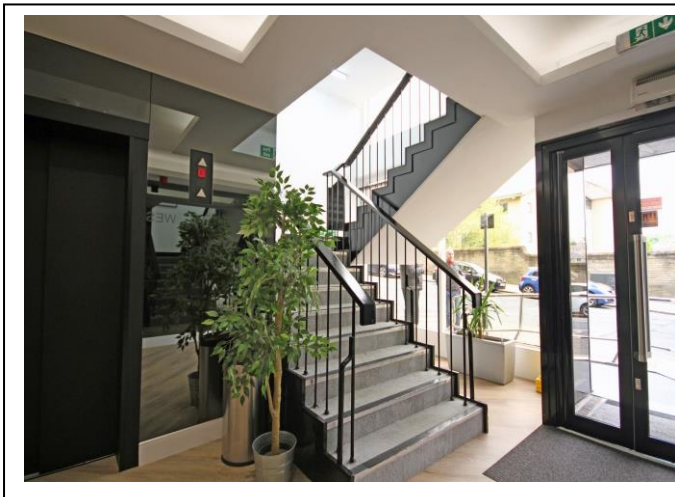
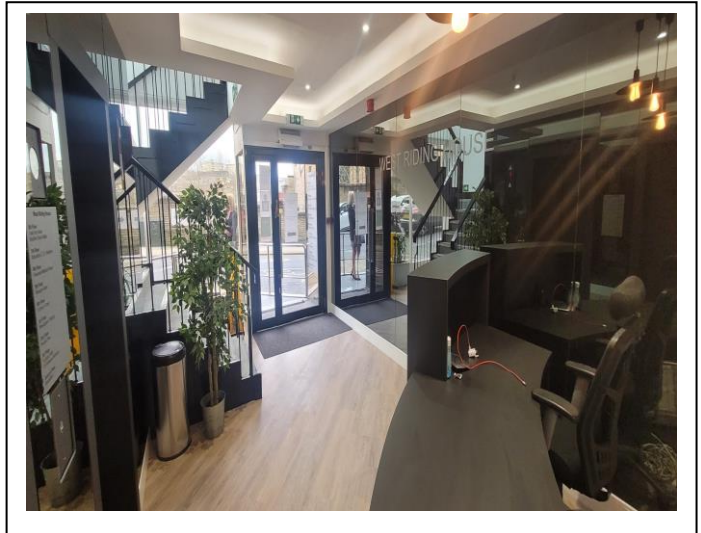




**WEST RIDING HOUSE
41 CHEAPSIDE, BRADFORD, BD1 4HR**



**Modern Attractive Fourth Floor Office Suite
Extending to 283.35 sqm (3,050 sqft)
Benefitting from Full DDA Compliance**

**Available on a Conventional Lease - £9.50 Per Square Foot
Or on an All-Inclusive Basis**

West Riding House – 41 Cheapside, Bradford, BD1 4HR

LOCATION

Situated within the heart of Bradford City Centre, West Riding House occupies a position fronting Cheapside which forms part of the A650, only a short distance south-east of it's connection with the A6181 Drewton Road/Hamm Strasse.

A combination of public car parks and on-street parking are available within close proximity and the area is well served by public transport with several bus routes passing along Cheapside and Forster Square Train Station only a few hundred yards to the north.

DESCRIPTION

West Riding House comprises a multi-storey rectangular shaped City Centre building, which houses independent retail units to the ground floor plus designated and separate concierge reception for upper floor office accommodation.

Level access is provided to this concierge reception and two passenger lifts provide access to upper floor office suites. Each floor has common landing areas and separate w/c facilities and provide a combination of open plan or cellular type offices.

Extensive glazing is provided to front and rear elevations providing good natural light throughout and common areas have recently been refurbished with plans for further external improvements.

ACCOMMODATION

The fourth floor is currently available to let and extends to approximately 283.25 square metres (3,050 square feet). The suite is available by way of a conventional lease or alternatively as a serviced office on an all-inclusive basis.

The building benefits from on site designated car parking.

SERVICES

The property benefits from the provision of all mains services with space heating provided via individual gas fired heating systems.

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

TERMS

The suite is available to let by way of either conventional full repairing and insuring lease for a term to be agreed, or as a serviced office on flexible all-inclusive lease arrangements.

SERVICE CHARGE

Conventional leases will be subject to a service charge which will be levied in respect of maintenance of the lift and common areas, concierge/security services, heating costs and external repairs etc.

Letting on an all-inclusive arrangement will include heating, lighting, electric, internet and furniture. Low-cost phone services are also available on request.

RENTAL

The suite is available on a conventional basis at £9.50 per square foot plus service charge.

The suite is available on an all-inclusive basis at £25 per square foot.

RATING ASSESSMENT

Description: Offices & Premises

Rateable Value: £11,250

The Uniform Business Rate for 2023/2024 is 51.2 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.

VAT

The rentals quoted are exclusive of VAT, which will be charged at the prevailing rate.

LEGAL COSTS

The ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating is:-

C - 68

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

(June 2023 – 3799/CJM)

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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