



**Rebecca House – Rebecca Street  
Bradford, BD1 2RX**



**TO LET**

**Ground Floor Office Accommodation  
of 325.99 sqm (3,509 sqft)  
With Enclosed Rear Car Parking Facilities**

**RENTAL: £18,000 Per Annum Exclusive**

# Rebecca House – Rebecca Street, Bradford, BD1 2RX

## LOCATION

The property occupies a corner position, at the junction of Rebecca Street and Vaughan Street, being situated between Westgate/White Abbey Road (B6144) and Sunbridge Road/Thomton Road, close to the City Road "link". The property is on the north western periphery of the City Centre with excellent access to Drewton Road/Hamm Strasse (A6181 – Bradford Inner Ring Road), which links through to Shipley Airedale Road and provides good access both to the north and south/Motorway Network.

The property is located in an established industrial and commercial area, although it is immediately adjacent to the Victoria House development by Golden Sands Developments, close to Trivelles Bradford, hotel accommodation and, near to the Colonnade's student apartments. The University of Bradford and Bradford College are nearby to the south.

The location provides excellent access to the City Centre as well as the Motorway Network.

## DESCRIPTION

Rebecca House comprises a substantial stone built office building, providing accommodation across 3-levels. Currently available is the ground floor which consists of a variety of open plan and private office accommodation with exclusive entrance and reception from Rebecca Street.

Externally, the property offers parking facilities within the rear gated car park.

## ACCOMMODATION

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

### Ground Floor

Reception, open plan and private offices, kitchen etc 325.99 sqm (3,509 sqft)

WC Facilities ----

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Choice Advocacy, Rebecca House, Rebecca Street, Bradford  
Description: Offices and Premises  
Rateable Value: £6,600

Supported Lives, Rebecca House, Rebecca Street, Bradford  
Description: Offices and Premises  
Rateable Value: £6,300

The Uniform Business Rate for 2018/2019 is 49.3 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.

## LEASE

The property is offered to let under the terms of a new full repairing and insuring lease for a term to be agreed.

## RENT

£18,000 per annum exclusive.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for Rebecca House is:

E - 106

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the sole agents:-

**Mark Brearley & Company – Tel: 01274 595999**  
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**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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