



**COMMERCIAL UNIT B  
UPPER GROUND FLOOR LEVEL  
CITY EXCHANGE, HALL INGS,  
BRADFORD, BD1 5SG**



**TO LET**

**Upper Ground Floor Accommodation  
Extending to Approximately 206.62 sq. m. (2,224 sq. ft.)  
Suitable for a Variety of City Centre Uses  
Including Gym, Creche, Call Centre, Art Gallery, Exhibition Centre,  
Dance Studio etc.  
(Subject to Planning and Other Consents)**

**RENT - £12,000 Per Annum Exclusive**

# COMMERCIAL UNIT B – UPPER GROUND FLOOR LEVEL, CITY EXCHANGE, HALL INGS, BRADFORD, BD1 5SG

## LOCATION

City Exchange occupies a prominent and central corner location at the junction of Hall Ings and Nelson Street, in the commercial and administrative heart of Bradford City Centre. The building faces directly onto City Hall and adjoins Bradford Bus/Rail Interchange. To the north is the Bradford Hotel, St George's Hall and The Victoria Hotel. To the south are a variety of offices, predominantly Bradford Council occupied and nearby is Centenary Square with its bars and restaurants. The Alhambra Theatre is within easy walking distance.

## DESCRIPTION

City Exchange comprises a substantial former office building, in the process of conversion to provide in excess of 100 residential units, together with a small element of commercial space.

The building is in the process of conversion, will be fully re-clad in accordance with the artists impression on these particulars and, we are advised that completion will take place in November 2018.

## ACCOMMODATION

The commercial accommodation which is available is located at upper ground floor level and is known as "Commercial Unit B". It will extend to approximately 206.62 sq. m. (2,224 sq. ft.) and will be refurbished to a good specification to include suspended ceilings, carpeting, kitchen, toilet facilities etc.

The space will have separate access from Nelson Street and, depending upon use, will also have the benefit of access directly from the main City Exchange residential building, if appropriate.

## CAR PARKING

3 on-site car parking spaces are available at an additional cost of £50 per calendar month per space.

## RATING ASSESSMENT

The property will require re-assessment for rating purposes upon occupation.

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 on a new lease for a minimum term of 3 years or longer, incorporating 3 yearly (upward only) rent reviews. The property will be subject to a service charge, to include building insurance, communal cleaning, servicing of fire alarms, lifts etc.

## RENTAL

£12,000 per annum – Plus VAT – if appropriate.

## VAT

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

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be available upon completion of the refurbishment.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

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

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://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 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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