



WEST RIDING BUSINESS CENTRE 31 CHEAPSIDE, BRADFORD, BD1 4HR



TO LET

**Refurbished Office Facilities
Available on Flexible Long or Short Term Agreement
At All Inclusive Rentals
From 11.89 sqm (128 sqft) to 63.45 sqm (683 sqft)**

Rentals From: £46 Per Week



CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

West Riding Business Centre – 31 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 Dewton 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 a number of 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 office building with ground floor concierge reception and lift access to each level. Extensive glazing is provided to front and rear elevations providing good natural light and common areas have been recently refurbished.

The available accommodation is at second floor and benefits from suspended ceilings with integral lighting, central heating, independent ladies, gents and disabled toilet facilities, perimeter skirting trunking plus carpeting throughout and designated car parking.

ACCOMMODATION

According to measurements provided, the property offers the following net internal accommodation:-

Ground Floor

Communal reception/concierge facilities with staircase and lifts to upper levels.

Second Floor

Suite 10	26.48 sqm	(285 sqft)
Suite 12	63.45 sqm	(683 sqft)
Suite 13	11.89 sqm	(128 sqft)

Sixth Floor

Suite 6B	48.31 sqm	(520 sqft)
Suite 6E	36.23 sqm	(390 sqft)
Suite 6F	24.15 sqm	(260 sqft)
Suite 6G	24.15 sqm	(260 sqft)

Eighth Floor

Suite 21	35.40 sqm	(381 sqft)
Suite 22	24.15 sqm	(260 sqft)

SERVICES

The property benefits from the provision of all mains services with space heating provided throughout via pressed steel radiators.

The provision of both heating and lighting is included within the rentals quoted in addition to the maintenance and repair of external and internal communal areas to include WC and kitchenette facilities.

Tenants will be responsible for the cost in running telecommunications equipment although the rentals quoted includes a single broadband/wifi connection. Low cost voice over IP telephones are available.

BUSINESS RATES

The rentals quoted are inclusive of Uniform Business Rates.

TERMS

The office suites are available to let on a new flexible all inclusive long or short term agreement at the following rentals paid monthly in advance:-

Second Floor

Suite 10 - £100 per week
Suite 12 - £242 per week
Suite 13 - £46 per week

Sixth Floor

Suite 6B - £185 per week
Suite 6E - £138 per week
Suite 6F - £92 per week
Suite 6G - £92 per week

Eighth Floor

Suite 21 - £135 per week
Suite 22 - £92 per week

PARKING

Private contract car parking is available within close proximity of the property on a month by month basis. Further details on application.

VAT

Rentals quoted are exclusive of VAT which will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating is below for your information:-

C - 68

VIEWING

For viewing arrangements please contact the Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(April 2012 – Amended January 2018 – 3799 / 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.

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