



## 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 48.31 sqm (520 sqft)  
Rentals From: £46 Per Week**

# 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 its 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 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 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 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](mailto:enquiries@markbrearley.co.uk)

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

(April 2012 – Amended April 2018 – 3799 / SPI)

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