



**10 Eldon Place
Bradford, BD1 3AZ**



TO LET

**Second Floor Offices
Extending to Approximately 83.78 sqm (902 sqft)
With 2 Car Parking Spaces**

RENTAL: £3,500 Per Annum Exclusive

10 Eldon Place, Bradford, BD1 3AZ

LOCATION

The property is situated on the northern fringe of Bradford City Centre, having frontage to Eldon Place which connects directly with the A650 Manningham Lane, less than ½ mile from the City Centre.

The majority of occupiers on both Eldon Place and nearby Eldon Terrace are of a professional nature and include both solicitors and accountants. Excellent access is available, not only to the City Centre but also to the motorway network (M606, M62, M1 etc) via the Inner Ring Road.

DESCRIPTION

The property comprises the second floor of an attractive Grade II Listed former "town house" now converted to provide office accommodation for The Bradford Circle for Foreign Languages, who occupy the first floor, the ground floor being occupied by a firm of solicitors.

There is car parking to the front of the building.

ACCOMMODATION

The property provides the following approximate net internal floor areas:-

Second Floor

Partitioned offices forming general office and 2 private offices	66.36 sqm	(714 sqft)
Single office	17.42 sqm	(188 sqft)

Toilet/Kitchen facilities – There are shared toilet facilities available on the second floor half landing and shared kitchen facilities to the first floor.

Car Parking – 2 car parking spaces in tandem are available to the front of the building.

RATEABLE VALUE

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

Address:	Part 2 nd Floor, 10 Eldon Place
Description:	Offices and Premises
Rateable Value:	£3,150

Address:	Single Office, Part 2 nd Floor, 10 Eldon Place
Description:	Offices and Premises
Rateable Value:	£1,075

The Uniform Business Rate for 2017/2018 is 47.9 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.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed and does not therefore require an Energy Performance Certificate (EPC).

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£3,500 per annum exclusive – plus VAT (if appropriate) – subject to lease.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs.

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

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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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