



1-3 KINGSGATE, BRADFORD BUSINESS PARK BRADFORD, BD1 4SJ



TO LET/FOR SALE

Modern 2-Storey Office Building

**Extending in Total to 445.47 sq. m. (4,795 sq. ft.) With 12 Car Parking Spaces
Occupying a Prominent Main Road Location fronting onto
Canal Road (A6037) close to Bradford City Centre**

PRICE – £485,000 / RENT - £45,500 Per Annum

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LOCATION

The property occupies an excellent main road location, fronting onto Canal Road and forming part of Bradford Business Park, a well-known business park situated on the periphery of the city centre. Other occupiers on Bradford Business Park include Greenwoods, Driver Hire, Raven Computers, Uniexpress and Shorts Lifts. Nearby is the Ibis Hotel and, the property is directly opposite Tesco and the adjoining retail park.

DESCRIPTION

A modern, 2-storey office building, which has been divided on both levels by de-mountable partitioning into a number of private and general offices plus staff areas, board rooms/interview rooms etc. The property benefits from the following:-

- Skirting/Dado Trunking
- Suspended ceilings with recessed Category 2 fluorescent lighting
- Central heating system
- Comfort cooling to ground floor
- CCTV/Alarm System
- Metal double glazing
- Internal security shutters

The property benefits from 12 on-site car parking spaces.

ACCOMMODATION

The property comprises a 2-storey office building having the following approximate net internal floor areas:-

Ground Floor	220.92 sq. m.	(2,378 sq. ft.)
First Floor	224.55 sq. m.	(2,417 sq. ft.)
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Total	445.47 sq. m.	(4,795 sq. ft.)

RATING ASSESSMENT

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

Address: First Floor, 1 Kingsgate, Bradford
Description: Offices & Premises
Rateable Value: £1,725

Address: Ground & Part First Floor, 1 Kingsgate, Bradford
Description: Offices & Premises
Rateable Value: £31,250

Address: First Floor, 1 Kingsgate, Bradford
Description: Offices & Premises
Rateable Value: £19,250

The Uniform Business Rate for 2014/2015 is 48.2 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.

PRICE

The property, which is understood to be held upon a virtual freehold, long leasehold basis, is available at a price in the region of £485,000 – Subject to Contract – Plus VAT – if appropriate, with vacant possession.

LEASE

The property is available to let either as a whole or by floors, the total quoting rental for the entire building to be £45,500 per annum exclusive upon a new full repairing and insuring lease for a term to be agreed.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is:-

C - 61

VIEWING

Strictly by prior appointment with the joint agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

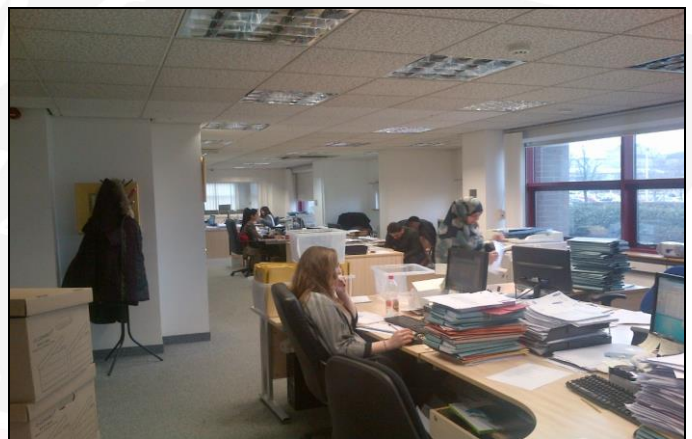
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