



WEST RIDING HOUSE 41 CHEAPSIDE, BRADFORD, BD1 4HR



TO LET

**Conventional & Serviced Office Suites
12 sqm (129 sqft) – 1,274.08 sqm (13,711 sqft)**

Rentals from £215 Per Calendar Month – All Inclusive

West Riding House – 41 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 several 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 City Centre building, which houses independent retail units to the ground floor plus designated and separate concierge reception for upper floor office accommodation.

Level access is provided to this concierge reception and two passenger lifts provide access to upper floor office suites. Each floor has common landing areas and separate w/c facilities and provide a combination of open plan or cellular type offices.

Extensive glazing is provided to front and rear elevations providing good natural light throughout and common areas have recently been refurbished with plans for further external improvements.

ACCOMMODATION

Business Centre – available as Serviced Offices

Second Floor

Suite 10	26.47 sqm	(285 sqft)
Suite 12	63.45 sqm	(683 sqft)
Suite 13	11.98 sqm	(129 sqft)
Suite 14	24.83 sqm	(264 sqft)

Third Floor

Front Suite	112.97 sqm	(1,216 sqft)
Rear Suite	124.68 sqm	(1,342 sqft)

Eighth Floor

Suite 16	23.88 sqm	(257 sqft)
Suite 22	35.77 sqm	(385 sqft)

Remainder – available on Conventional Lease arrangements

Fourth Floor

Offices	283.35 sqm	(3,050 sqft)
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Fifth Floor

Offices	283.35 sqm	(3,050 sqft)
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Sixth Floor

Offices	283.35 sqm	(3,050 sqft)
Total	1,274.08 sqm	(13,711 sqft)

SERVICES

The property benefits from the provision of all mains services with space heating provided via individual gas fired heating systems.

Please Note: none of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

TERMS

Office suites available to let by way of either conventional full repairing and insuring leases for a term to be agreed, or in the case of the business centre on flexible all-inclusive lease arrangements.

SERVICE CHARGE

Conventional leases will be subject to a service charge which will be levied in respect of maintenance of the lift and common areas, concierge/security services, heating costs and external repairs etc.

Lettings within the business centre will be on an all-inclusive arrangement to include heating, lighting, electric, internet, business rates and furniture. Low cost phone services are also available on request.

RENTAL

Office suites available on a conventional basis are charged at £7.50 per square foot plus service charge.

Business centre office suites are available on an all-inclusive basis from £20 - £23 per square foot dependent on size.

RATING ASSESSMENT

Further information available on request.

VAT

The rentals quoted are exclusive of VAT, which will be charged at the prevailing rate.

LEGAL COSTS

The ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating is:-

C - 68

VIEWING

Strictly by prior appointment with the letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(June 2017 – Amended October 2019 – 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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049