

upon the instructions of Wharfedale Finance Co

TO LET

**self-contained office suites available with the benefit
of new lift facilities**

**SKIPTON CHAMBERS
16/18 NORTH PARADE
BRADFORD
BD1 3HT**



579 – 4,482 ft² (53.76 – 416.33 m²)

- **Very well located offices within the city centre**
- **Good access to car parking and Bradford Inner Ring Road**
- **Low cost, flexible terms**

Location

The property is located within the heart of Bradford city centre close to the Kirkgate Shopping Centre, Northgate being part of the original professional quarter of Bradford.

Description

The property comprises a five storey stone double fronted building of Victorian vintage beneath pitched and slated roofs.

The upper floor office accommodation is accessed by a new high performance lift and each floor has toilet facilities. In addition, the building benefits from an intercom door entry system to the main entrance.

The suites are heated by a centrally located gas fired boiler feeding pipes and radiators throughout.

Each suite will be made ready for immediate occupation for the ingoing tenant.

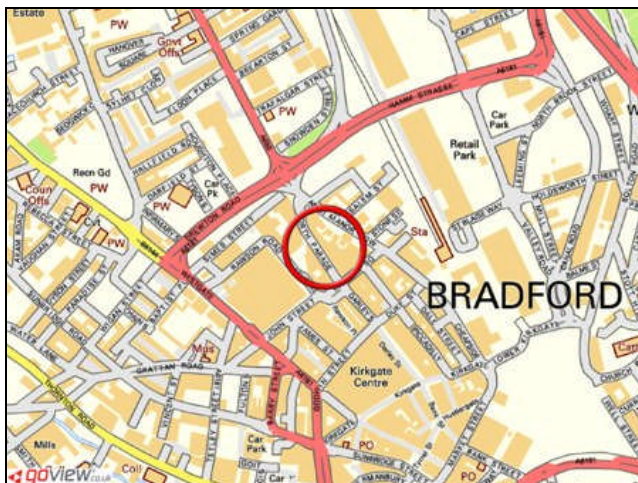
Accommodation

1st floor offices front	656 ft ²	(60.92 m ²)
1st floor offices rear	652 ft ²	(60.57 m ²)
2nd floor offices rear	611 ft ²	(56.74 m ²)
3rd floor offices front	731 ft ²	(67.90 m ²)
3rd floor offices rear	581 ft ²	(54.02 m ²)
4th floor offices front	672 ft ²	(62.42 m ²)
4th floor offices rear	579 ft ²	(53.76 m ²)
Total Net Internal Floor Area	4,482 ft²	(416.33 m²)

Measurements taken in metric and converted to their nearest imperial equivalent.

Planning

Falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987.



Terms

Available on new tenant's effectively full repairing and insuring terms, for a period to be agreed, plus service charge.

Rent: £5 per ft² per annum exclusive

VAT

All figures are quoted exclusive of VAT. We understand VAT will be chargeable.

Business Rates

The individual suites have Rateable Values ranging between £3,550 RV and £3,750 RV.

The current Uniform Business Rate for 2011/12 is 43.3p in the £ ignoring small business allowances and transitional relief.

Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment with the joint agents, contact:

Hanson Chartered Surveyors
Philip Deakin
Abigail Hanson

01484 432043
phil@hanson-cs.co.uk
abigail@hanson-cs.co.uk

Eddisons
Hannah Bailey
Jonathan O'Connor

01274 734101
hannah.bailey@eddisons.com
jonathan.oconnor@eddisons.com

Reference 1254

Subject to Contract

MISREPRESENTATION ACT 1967
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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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CHARTERED SURVEYORS