CARTER TOWLER
Chartered Surveyors

0113 245 1447
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TO LET

HIGH QUALITY AIR-CONDITIONED OFFICE SPACE in BRADFORD CITY CENTRE

5,995 sq.ft.

- Cost effective rent
- Rent inclusive of parking
- LED lighting
- Fully fitted
- Air conditioned
- Central location

One St James Business Park, New Augustus Street, Bradford BD1 5LL

Regulated by RICS

LOCATION

Building One is prominently situated on St James Business Park which fronts the Shipley-Airedale Road (A650), the inner ring road for the city, close to its intersection with Leeds Road (A647) and Wakefield Road (A650), less than half a mile south east of the City Centre. Other occupiers on the Park include the Yorkshire Building Society, Royal Bank of Scotland, Gordons Solicitors and Equifax.

The property lies on the edge of the central core of Bradford City Centre approx 500m from Bradford Interchange bus and rail station and 700m from the prime retail areas of Broadway and Darley Street.

DESCRIPTION

One St James Business Park is a purpose-built, detached office building of brick construction with accommodation over ground and two upper floors. The second floor benefits from a high quality fit out with a range of open plan spaces, meeting rooms, very high specification comms room with two separate data feeds, kitchen / break out area and at present sound booths for the purposes of radio recording.

The property benefits for the following specification:-

- On-site Building Commissionaire
- LED lighting
- Comfort cooling
- Raised floors
- Suspended ceiling
- Passenger lift
- Network cabling installed.
- Secure parking

ACCOMMODATION

The second floor is available as a whole and provides a net internal floor area of **5,995 sq ft.**

PARKING

The available office suite benefits from 19 specifically allocated parking spaces (1 space : 368 sq ft).

RATES

The second floor of One St James Business Park has been assessed for rating purposes as "Office and Premises" and has a current rateable value of **£33,250.**

EPC

The property has an Energy Performance Asset Rating of B (46). A full copy of the certificate is available upon request.

TERMS

The second floor is available by way of assignment / subletting for a term to be agreed.

The current passing rental is a very reasonable £54,652 per annum (**only £9.12 per sq ft**).

We may also be able to offer a new lease directly from the landlord on terms to be agreed.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent:-

CARTER TOWLER
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(REF: RF.CM.)

Details dated March 2021

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