

AVAILABLE IMMEDIATELY

Modern self contained and multi-let office building
Units Available from

145 - 3,700 SQ FT



TO LET

KENBURGH HOUSE

28A Manor Row
Bradford
BD1 4QU

All Enquiries

01753 211 350

office@bauergroup.co.uk



www.space2work.co.uk

FEATURES

- Attractive Prominent Listed Building.
- Kenburgh House is an attractive Grade II listed stone building originally constructed by Sir Titus Salt in the 19th century.
- The property has been significantly refurbished to provide a modern interior.
- The available accommodation is predominantly open plan modern office space accessed from a central core with lift access to all floors.
- The accommodation includes suspended ceilings incorporating modern recessed lighting, full heating systems, full access raised floors.
- 24hr access.
- CCTV.

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KENBURGH HOUSE



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145 SQ FT - 3,700 SQ FT



LOCATION

KENBURGH HOUSE

- Centrally located, Bradford City Centre BD1
- Short walk of the Broadway shopping Centre & Forster Square railway station.

TRANSPORT LINKS

BUS

Bradford Interchange

Bus station
0.6 miles 1
1-minute walk



TRAIN

Bradford Interchange

0.6 miles
11-minute walk

Bradford Forster square

0.6 miles
12-minute walk



CAR

M62 – via M606

junction 27
10.6 miles



AIRPORT

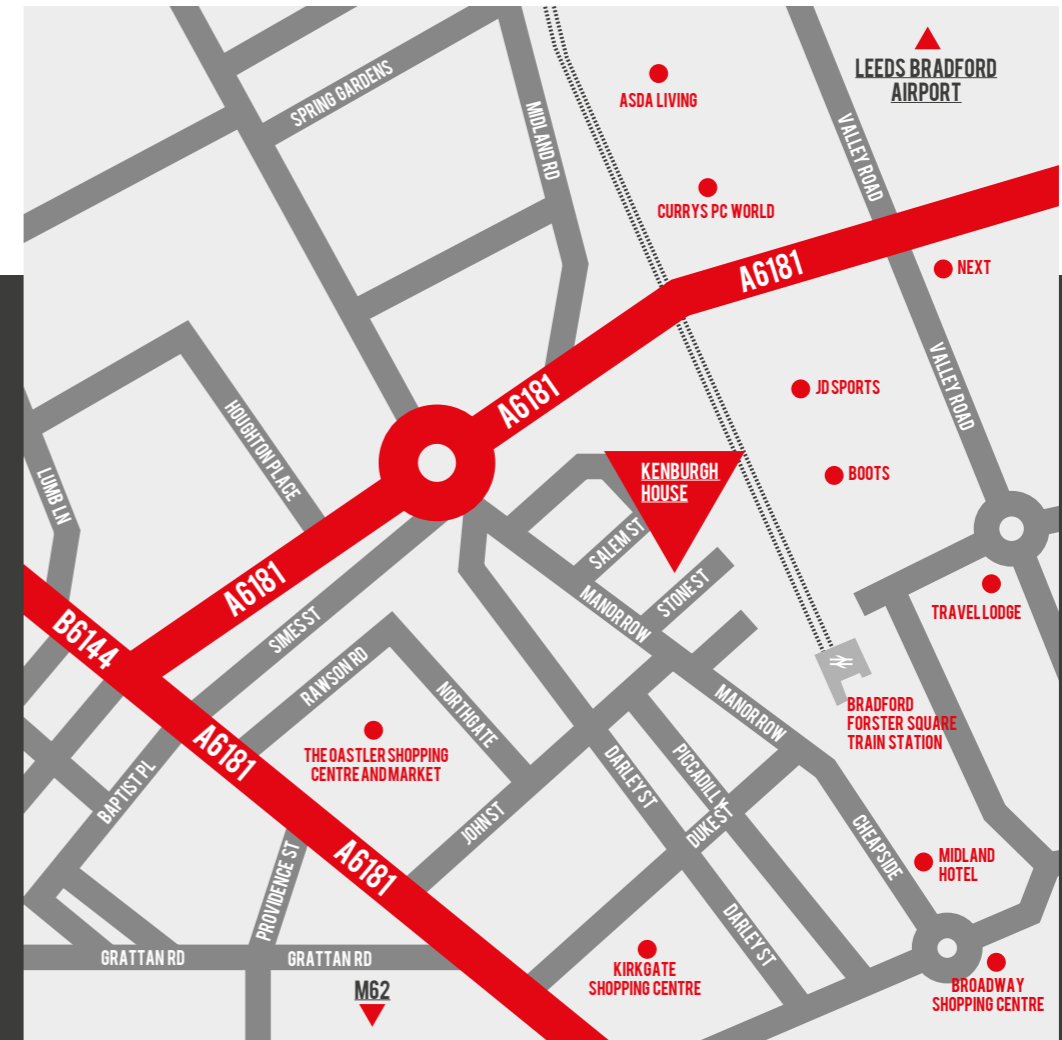
Leeds Bradford Airport

8.1 miles
(23mins approx)



AMENITIES

- Hotels in close proximity
- Excellent retail facilities close by
- Pubs and Restaurants locally
- Public transport a short walk away



THE SPACE

**KENBURGH
HOUSE**

TERMS

05

- High quality multi-use space, extensively refurbished
- Suspended ceiling with LED lighting
- DDA Compliant
- Dedicated onsite parking
- Grey gloss kitchen units and tea points
- Multi let options
- Suitable for multiple uses

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Call now for our latest rental offers and flexible terms.

SERVICE CHARGE

A Building Service Charge will be payable to cover site cost.

BUSINESS RATES

Business rates are expected to be around £3.85 psf. We advise that interested parties make an enquiry with Bradford Metroplan District Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.



For further information or an appointment to view please contact

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BAUER GROUP

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