



LATITUDE

BRADFORD



Grade A Offices

5,000 sq ft (465 sq m) - 60,000 sq ft (5,574 sq m)

116 Car Parking Spaces

(1 space per 500 sq ft)

1 The Interchange
Bradford BD1 5AX

TO LET

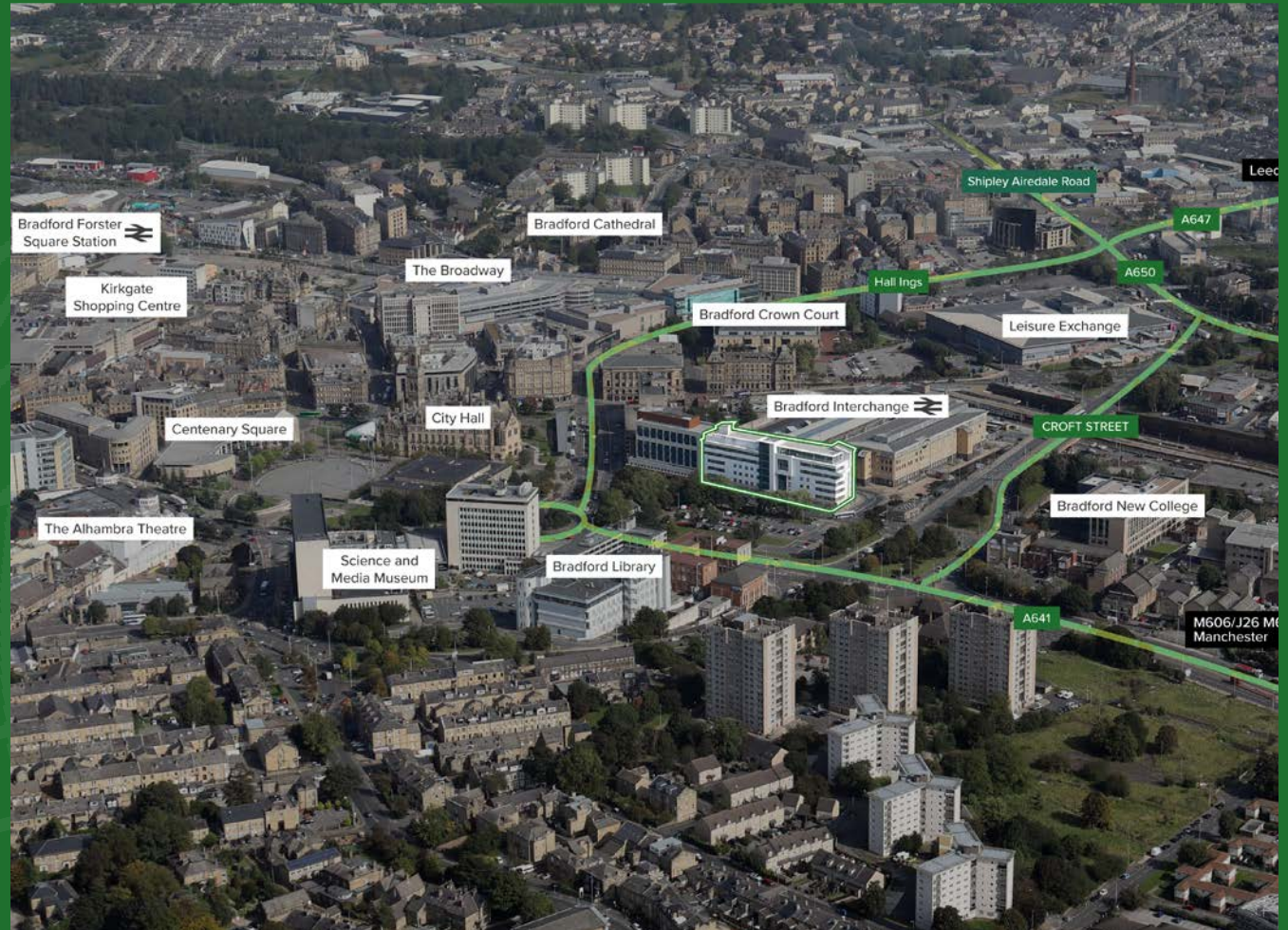


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Welcome to Latitude Bradford, arguably the city's best located building occupying a prominent position on Nelson Street, adjacent to the Bradford Travel Interchange and within Bradford City Centre.

The property provides c.60,000 sq ft of office accommodation which has recently been undergoing a major refurbishment to provide one of the largest Grade A office buildings in Bradford.



LOCATION

Latitude Bradford is perfectly positioned on Nelson Street, immediately west of the Bradford Travel Interchange the city's main train and bus station, within a recognised and bustling mixed-use area of the city centre.

The location benefits from being within easy walking distance of the main retail core and The Broadway, Bradford's popular shopping centre, numerous amenities nearby and also provides for strong communication links with easy access to the A641, A650 and in turn the motorway networks.

SPECIFICATION

- New VRF air conditioning/heating units installed across floors 1-5
- Suspended ceilings with new ceiling tiles across floors 1-5
- Designed to support a high occupancy ratio at 1:8 sq m
- LED lighting
- Metal raised access flooring
- 3 x passenger lifts
- Male, Female and Disabled WCs (existing & new)
- On-site shower facilities
- EPC 'C' sustainable building
- Barrier controlled secure basement car parking with 116 car parking spaces
- 24/7 access
- Newly refurbished open plan offices
- Secure bike storage



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DESCRIPTION

The property is a striking six storey office building constructed during 2002, with a generous private and secure car park in the basement providing 116 car spaces.

The space has been generously refurbished and further improvements to the reception areas are currently underway.



Computer generated image

FIFTH FLOOR



THIRD FLOOR



FIRST FLOOR

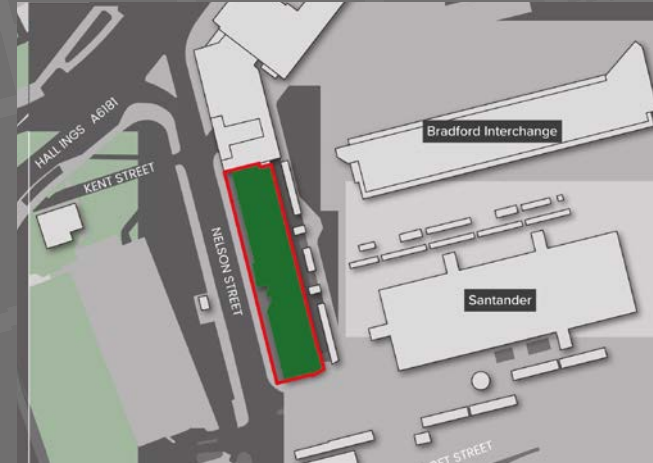


GROUND FLOOR



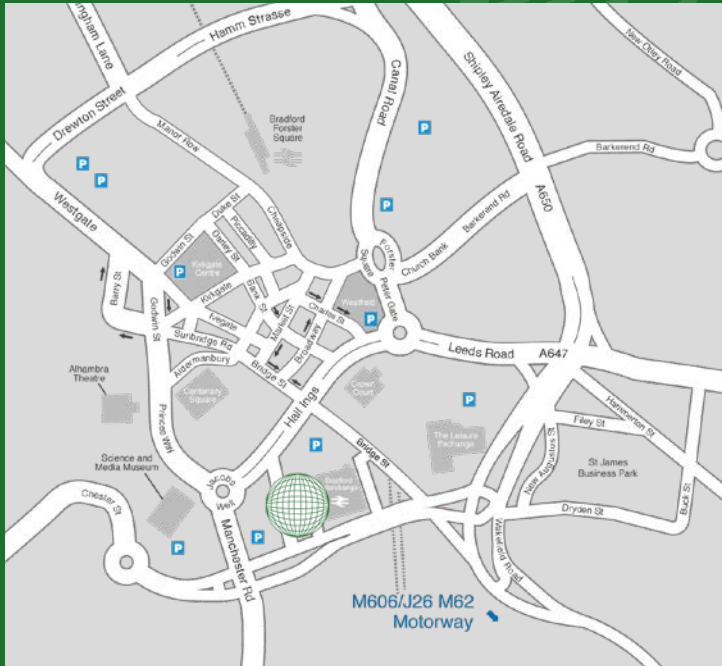
ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------|---------------|---------------|
| GROUND | 10,171 | 945 |
| FIRST | 10,118 | 940 |
| SECOND | 11,657 | 1,083 |
| THIRD | 11,721 | 1,089 |
| FOURTH | 11,321 | 1,052 |
| FIFTH | 4,027 | 376 |
| TOTAL | 59,035 | 5,485 |
| BASEMENT | 116 SPACES | (1:500 sq ft) |



TYPICAL FLOOR PLAN





| BY RAIL | | |
|---------------------|---------------|--|
| DESTINATION | TIME | |
| Leeds | 18 mins | |
| York | 44 mins | |
| Ilkley | 54 mins | |
| Sheffield | 1 hr 3 mins | |
| Manchester Victoria | 2 hr 14 mins | |
| Birmingham | 2 hr 14 mins | |
| London Kings Cross | 2 hrs 36 mins | |

| BY CAR | | |
|------------------------|------------|---------------|
| DESTINATION | DISTANCE | TIME |
| Junction 3, M606 | 1.8 miles | 6 mins |
| Junction 27, M62 | 6.6 miles | 15 mins |
| Leeds Bradford Airport | 8.5 miles | 23 mins |
| Leeds | 9.6 miles | 25 mins |
| Ilkley | 12.5 miles | 30 mins |
| Manchester | 38.7 miles | 1 hr |
| London | 203 miles | 3 hrs 20 mins |



RATING ASSESSMENT

The offices are currently assessed as a whole and will need to be separately assessed upon occupation. We advise all interested parties to make their own enquiries of the local valuation office.

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Further information in relation to rentals and service charge is available upon request.

VAT

The property is elected for VAT and VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATES

The Energy Performance Rating for the property is: C



Misrepresentation Act: The agents for themselves and for the vendors or lessors of their property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. June 2023