

16,026 SQ FT
NOW LET TO PWC



the informed choice

TO LET
GRADE A OFFICES
TWO FLOORS REMAINING

6,426 - 15,427 sq ft
(597 - 1,433.21 sq m)

5

**GODWIN
STREET**
BRADFORD



Ground Floor

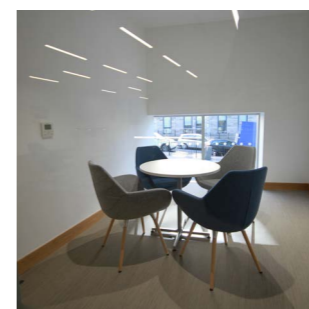
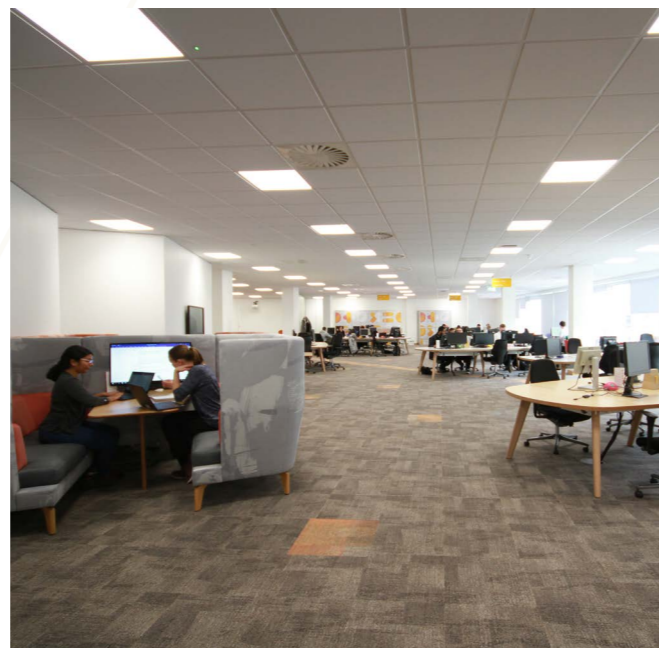


1st floor

the informed choice



No 5 Godwin Street, comprises a modern recently reconstructed 4-storey office building, to a "Grade A" standard in terms of specification. The property benefits from a large modern reception with access turnstiles and is well presented to an excellent standard.



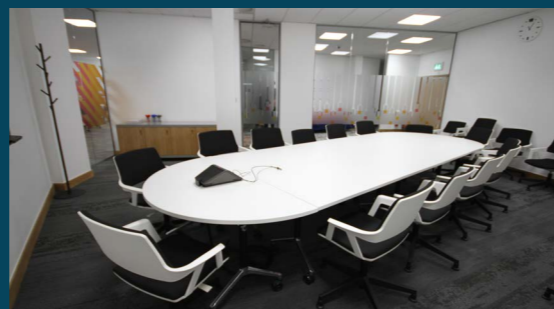
GRADE A OFFICES
IN THE HEART OF
ENGLAND'S 6TH
LARGEST CITY



specification

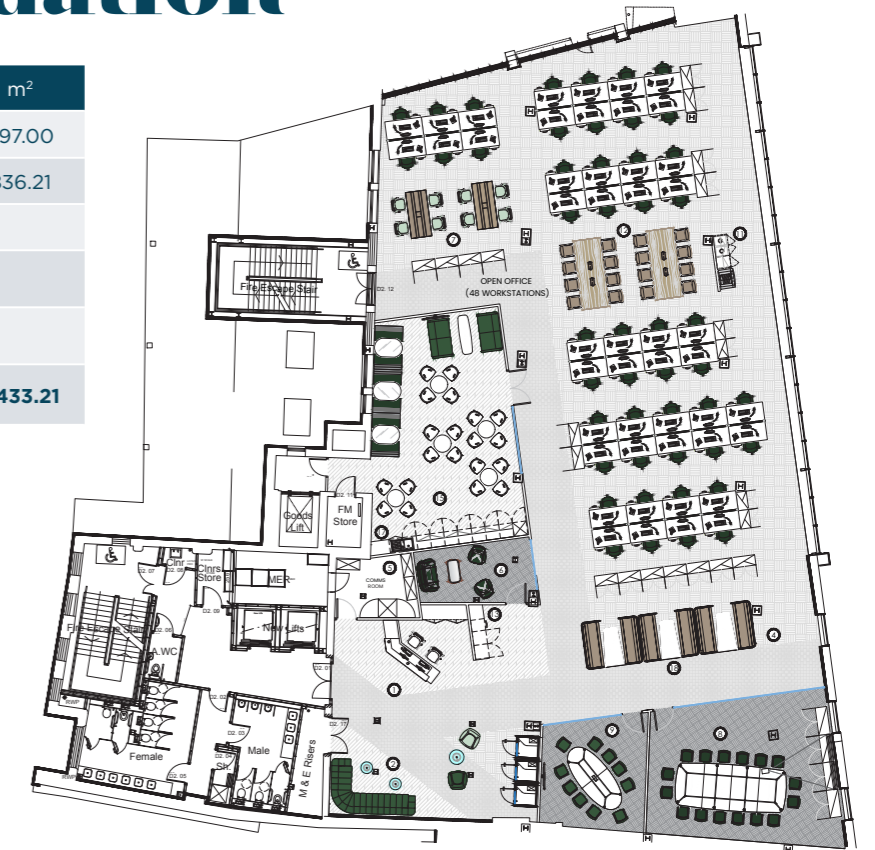
The specification includes:-

- VRF air conditioning system
- 2 access controlled high speed passenger lifts
- Separate goods lift
- Full access raised floors
- Powder coated insulated aluminium double glazed windows
- Suspended ceilings with LED recessed lighting
- Modern high quality toilet and shower facilities on each floor
- On site Commissionaire
- 24/7 security
- Cycle storage
- On-site parking
- DDA Compliant
- Bookable meeting rooms



accommodation

| | sqft | m ² |
|--------------------------------|---------------|-----------------|
| Ground Floor | 6,426 | 597.00 |
| First Floor | 9,001 | 836.21 |
| Second Floor (PwC) | | |
| Third Floor (Offices) (PwC) | | |
| Third Floor (Terrace) (PwC) | | |
| Total Net Internal Area | 15,427 | 1,433.21 |



Indicative layout 1st floor



Indicative layout Ground floor

Location

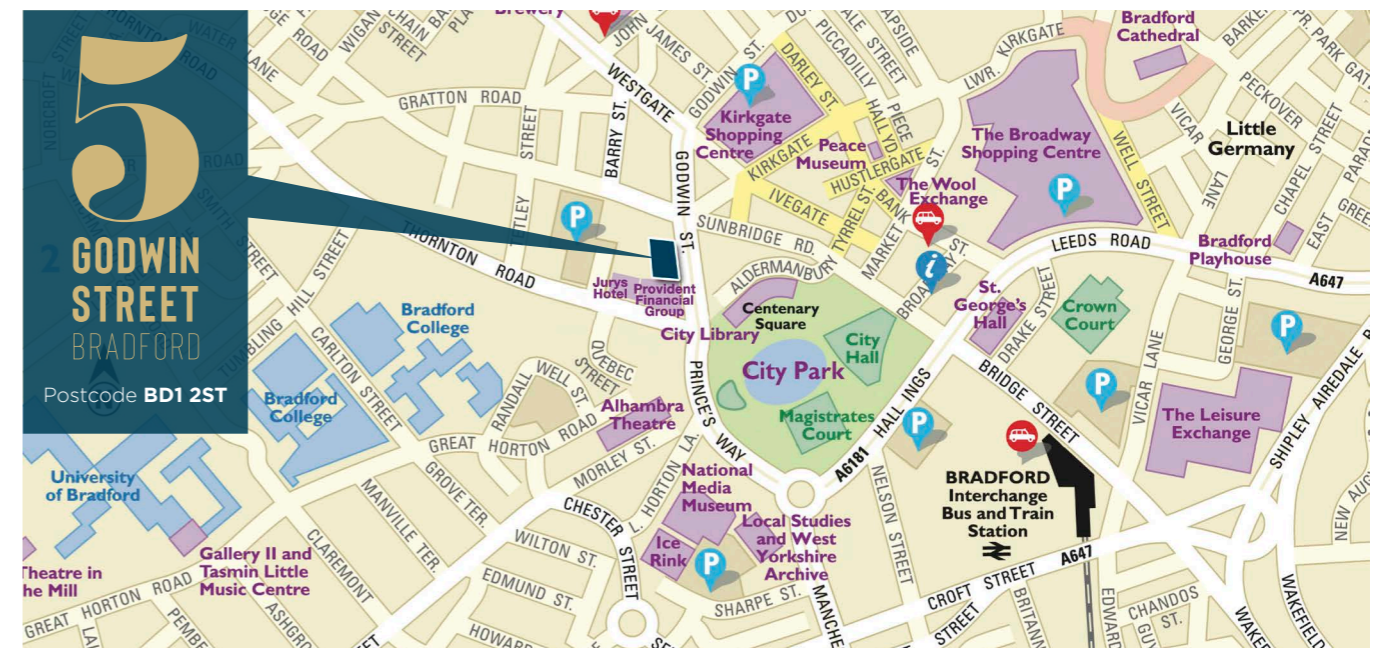
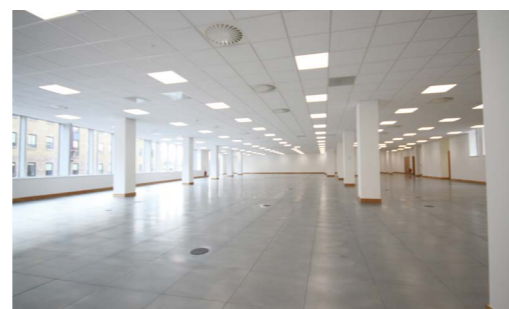
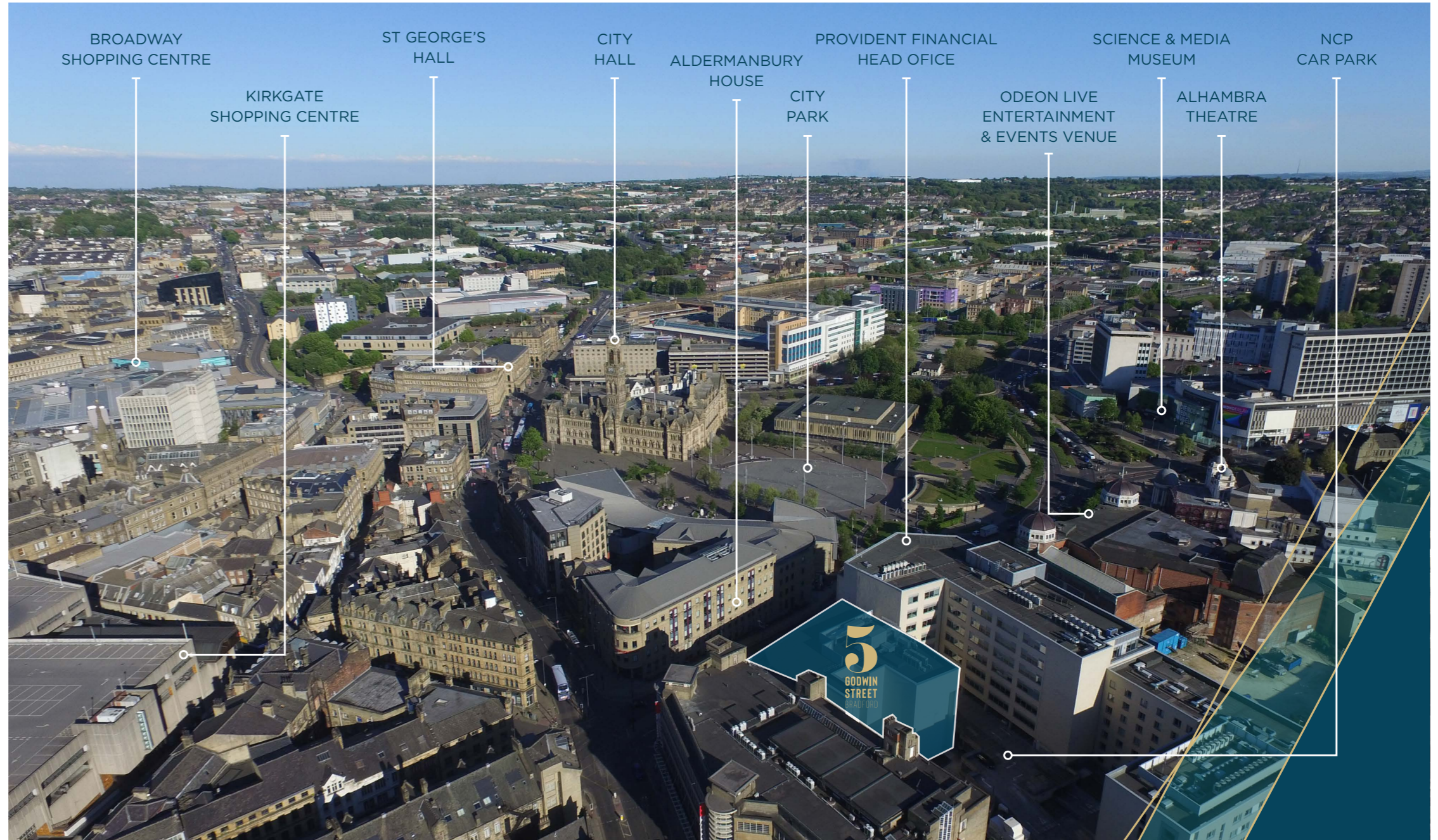
No 5 Godwin Street, occupies a busy and prominent well positioned main road location, adjacent to the Head Office of Provident Financial Plc and directly opposite the Aldermanbury Office Building. The building is close to the administrative heart of Bradford City Centre and it is close to Bradford City Hall, near to the main Bradford Bus/Rail Interchange and The Bradford Hotel (formerly Norfolk Gardens). St Georges Hall and The Victoria Hotel are also nearby and other major buildings in the immediate vicinity include The Magistrates Court, Centenary Square, The National Science & Media Museum, Alhambra Theatre, Central Library etc. The Centenary Square development with the prestigious Mirror Pool and its bars and restaurants are literally within a few minutes walking distance and, many other eateries and restaurants are situated nearby in Great Horton Road.

Major occupiers nearby include Provident Financial Plc, Bradford Council, Santander and Anchor Housing.

Nearby the former Odeon Cinema is shortly to be redeveloped and reconstructed to provide a 4,000 person live venue, in a joint venture between Bradford Live and NEC.

“Bradford is one of the largest cities in the UK, and the youngest city, offering a large and talented workforce that has so much to offer not just Northern Powerhouse growth but the UK’s economic growth too. Helping to support inclusive growth by investing in Bradford drives right to the heart of our PwC Purpose and Social Mobility agenda.”

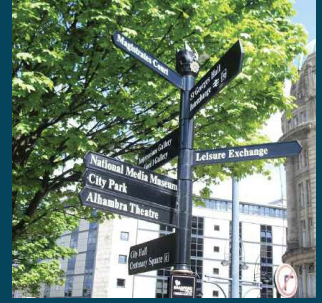
Will Richardson, PwC Senior Partner



bradford

The City of Bradford has a local authority population in the order of 530,000. It forms part of the West Yorkshire conurbation and is the fourth largest urban area in the United Kingdom. Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester.

The City benefits from its own motorway spur (M606) which provides excellent vehicular links to the M62 and the larger motorway network. Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London on a regular daily basis.



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.

EPC

The Energy Performance Rating for this property is C - 54.

BUSINESS RATES

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.

further information

For further information or to organise a viewing please contact one of the joint sole retained agents:



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