

Ambler Mill

VALLEY ROAD BRADFORD BD1 4RP

**FULLY REFURBISHED
AND MODERNISED**

COMFORT COOLED OFFICES

THIRD FLOOR TO LET

10,528 SQ FT (978.4 SQ M)

**HERITAGE
REDEFINED**

**3RD FLOOR FULLY REFURBISHED
AND NOW AVAILABLE TO LET**



TIMELESS MASTERPIECE

AMBLER MILL HAS UNDERGONE AN EXTENSIVE REFURBISHMENT BOTH INTERNALLY AND EXTERNALLY INCLUDING A RE-DESIGNED RECEPTION AREA FEATURING A SPECTACULAR, GLAZED, FULL HEIGHT ATRIUM



THE BUILDING BRISTLES WITH CHARACTER THROUGHOUT WITH YORKSHIRE STONE ELEVATIONS AND MANY ORIGINAL FEATURES WHICH, WHEN COMBINED WITH THE NEW, HIGH QUALITY SPECIFICATION, PROVIDES A MODERN TWIST ON A TIMELESS MASTERPIECE

EXTERNALLY THE BUILDING BENEFITS FROM A SECURE CAR PARK, CCTV AND MANNED CONCIERGE RECEPTION



Ambler Mill was a nominee for the BCO 2005 awards for the best refurbished work space in the Northern Region.



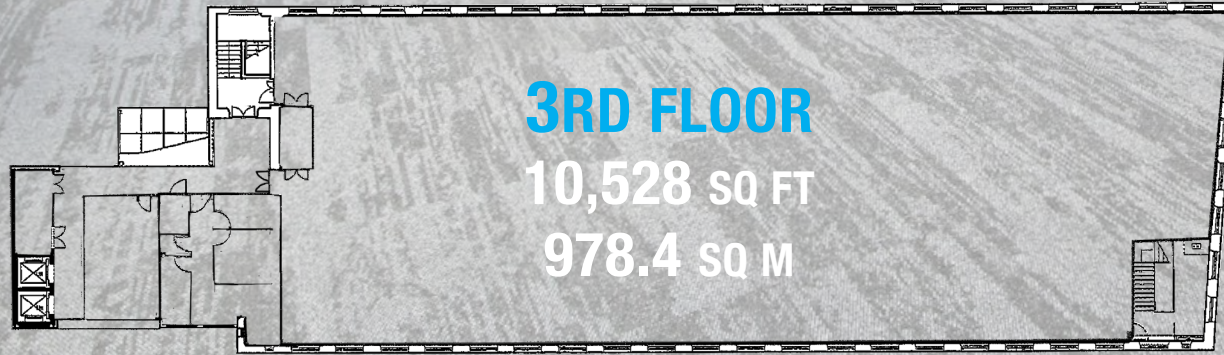
Ambler Mill

AMBLER MILL IS A HIGH QUALITY REDEVELOPMENT OF AN HISTORIC GRADE II LISTED FORMER TEXTILE MILL WHICH DATES BACK TO THE EARLY 19TH CENTURY.



BRIGHTER IS BETTER

THE THIRD FLOOR HAS A MULTI PITCHED ROOF, INCORPORATING END TO END GLAZED SKYLIGHTS BATHING THE SPACE WITH GLORIOUS, NATURAL DAYLIGHT



Ambler Mill

INTERNALLY THE OFFICES PROVIDE FOR PREDOMINANTLY HIGH QUALITY OPEN PLAN ACCOMMODATION WHICH BENEFITS FROM THE FOLLOWING:

- Comfort Cooling
- LED PIR Lighting
- Raised Access Flooring
- 2 x 8 Person Lifts
- Secondary Glazing
- Separate Kitchen Area
- 'Daylight' roofing
- Designer WC's

THE 3RD FLOOR HAS RECENTLY BEEN FULLY REFURBISHED TO 2021 STANDARDS AND PROVIDES THE HIGHEST SPECIFICATION AVAILABLE CREATING A CONTEMPORARY WORKING ENVIRONMENT



THE 3RD FLOOR BENEFITS FROM 20 CAR PARKING SPACES

	SQ FT	SQ M
GROUND FLOOR	LET TO DWP	
FIRST FLOOR	LET TO DWP	
SECOND FLOOR	LET TO DWP	
THIRD FLOOR	10,528	975.4
TOTAL NET INTERNAL	42,112	3,901.6



THE
BROADWAY
SHOP | WATCH | EAT

FORSTER SQ STATION



ASDA
LIVING

FORSTER SQ RETAIL PARK



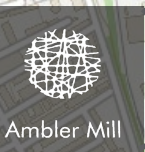
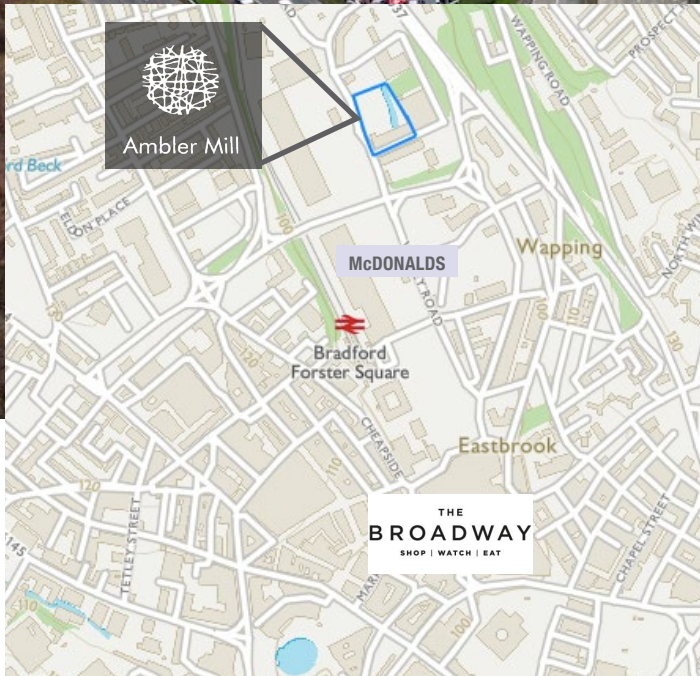
GREGGS



TESCO

75 yds

LEEDS/M1



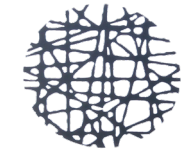
McDONALDS

Bradford
Forster Square

THE
BROADWAY
SHOP | WATCH | EAT

AMBLER MILL IS LOCATED CLOSE TO THE VERY HEART OF BRADFORD CITY CENTRE AND ENJOYS EXCELLENT VISIBILITY AND PROMINENCE FROM VALLEY ROAD, WHICH IS ACCESSED BY ONE OF THE MAIN ARTERIAL ROUTES INTO THE CITY FROM THE NORTH (A6037).

THE PROPERTY IS SITUATED OPPOSITE FORSTER SQUARE RETAIL PARK WHICH COMPRISES OVER 240,000 SQ FT OF RETAIL ACCOMMODATION AND WHICH INCLUDES TENANTS SUCH AS CURRYS, ASDA, COSTA COFFEE, NEXT, TK MAXX, BOOTS, & MCDONALDS. LEEDS CITY CENTRE IS LESS THAN 30 MINUTES AWAY VIA FORSTER SQUARE STATION WHICH IS A 5 MINUTE WALK TO THE SOUTH - ALSO EXCELLENT LINKS TO MANCHESTER AND LONDON. LEEDS/BRADFORD AIRPORT IS LESS THAN 20 MINUTES BY CAR. THE REGION'S PREMIER SHOPPING DESTINATION, BROADWAY SHOPPING IS ALSO NEARBY.



Ambler Mill

TERMS

THE THIRD FLOOR IS AVAILABLE TO LET BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE FOR A PERIOD OF YEARS TO BE AGREED.

SERVICE CHARGE

A SERVICE CHARGE IS PAYABLE IN CONNECTION WITH THE RUNNING OF THE BUILDING AND A BUDGET IS AVAILABLE ON REQUEST.

EPC

AMBLER MILL HAS AN EPC RATING OF E(111).

RATEABLE VALUE

THE THIRD FLOOR HAS BEEN ASSESSED TO HAVE A RATEABLE VALUE OF £72,000, ALTHOUGH ALL INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES WITH THE LOCAL RATING AUTHORITY OF BRADFORD CITY COUNCIL

VAT

ALL RENTALS, SERVICE CHARGES ETC ARE EXCLUSIVE OF VAT WHICH WILL BE CHARGED AT THE PREVAILING RATE.

LEGAL COSTS

EACH PARTY TO BE RESPONSIBLE FOR THEIR OWN LEGAL COSTS INCURRED IN THE TRANSACTION.

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH THE JOINT LETTING AGENTS

**MARK
BREARLEY**
&
COMPANY
01274 595999

CONTACT:
MARK BREARLEY
T: 01274 595999
E: enquiries@markbrearley.co.uk
W: www.markbrearley.co.uk

Colliers
INTERNATIONAL

CONTACT:
CHARLES PRESTON
T: 0113 200 1808
E: charles.preston@colliers.com
W: www.colliers.com

MISREPRESENTATION ACT 1969: Mark Brearley & Co & Colliers International give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party 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. No person in the employment of Mark Brearley & Co or Colliers International has any authority to make any representation or warranty whatever in relation to this property. Jan 2021. Designed & Produced by Cone Marketing: 07932 691842.