

TO LET

**LISTERS COURTYARD
LISTER MILLS
HEATON ROAD
BRADFORD
BD9 4SH**

- ICONIC MILL COMPLEX
- GOOD QUALITY OFFICE & STUDIO SUITES
- 589 SQ FT TO 3,142 SQ FT
- SECURE ON-SITE PARKING PROVISION



TO LET

Listers Courtyard, Lister Mills,
Heaton Road, Bradford, BD9 4SH

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- **GOOD QUALITY OFFICE & STUDIO SUITES**
- **589 SQ FT TO 3,142 SQ FT**
- **SECURE ON-SITE PARKING PROVISION**

Location

Listers Courtyard is located within the iconic Lister Mills complex in the Heaton area of Bradford around 1½ miles from the city centre.

Description

Lister Mills was the largest silk factory in the world and comprises an impressive complex of Grade II listed mills and warehouses.

It has been converted and repurposed to provide a mix of residential, office, warehousing, manufacturing and community based uses.

Listers Courtyard comprises a series of good quality studio and office suites extending from 589 sq ft up to 3,142 sq ft.

Secure on-site parking is available, in addition to which there is unrestricted on-street parking around the complex.

Accommodation

The following suites are presently available to let within the complex, those situated on upper floors benefitting from passenger lift access:

Approximate net internal floor areas:		
	Sq M	Sq Ft
Suite 7a	59.09	636
Suite 7b	80.45	866
Suite 7c	54.72	589
Suite 7d	291.90	3,142

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

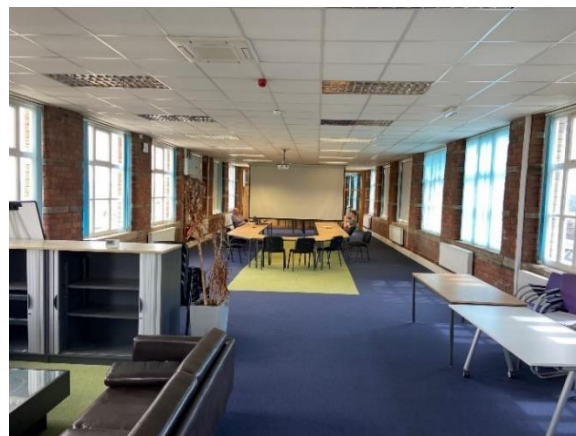
The suites are to be re-assessed for rating purposes.

EPC

The Energy Performance Assessment Rating of the suites is Band D (97).

Terms

The suites are available to let by way of effective full repairing and insuring leases for a term to be agreed.



Rent

The available suites are offered at the following annual rentals and service charge levels:

	Rent	SC
Suite 7a	£6,000	£840
Suite 7b	£7,800	£840
Suite 7c	£5,760	£840
Suite 7d	£15,000	£1,800

VAT

The rentals and service charges quoted are subject to VAT at the prevailing rate.

Viewing

For further information and viewing arrangements please contact the joint letting agents:

Paul Diakiw

Walker Singleton
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