

TO LET ATTRACTIVE OFFICE BLOCK WITH PARKING

Eddisons



CASPIAN HOUSE, 61 EAST PARADE, LITTLE GERMANY, BRADFORD, BD1 5EP

RENTAL UPON APPLICATION

- Located in the heart of the Little Germany conservation area.
- Quality office suites offered.
- On site car parking.

AVAILABLE SPACE

149.48m² - 640.65m²

(1,609sq ft – 6,896sq ft)



LOCATION

Caspian House is prominently positioned in the heart of the Little Germany conservation area at the corner of East Parade and Peckover Street.

The city centre and Broadway Shopping Centre are a short distance away with Bradford Forster Square Train Station and Bradford Interchange Bus and Train Station also within walking distance

DESCRIPTION

Caspian House comprises a most imposing and attractive Listed four storey office block being stone built and including attractive architectural features.

The property provides quality office accommodation, incorporating both open plan and private offices that benefit from suspended ceilings, central heating, perimeter trunking, passenger lift, disabled access and security entry systems.

The available accommodation comprises the following:-

UNIT	M ²	SQ FT
First Floor	149.48	1,609
Second Floor	170.75	1,838
Third Floor	167.04	1,798
Mezzanine	153.38	1,651
Total Floor Area	640.65	6,896

The accommodation can be taken separately or as a whole.

On site car parking is available.

RATEABLE VALUE

First Floor

Description / Offices and Premises / RV / £12,500

Second Floor

Description / Offices and Premises / RV / £13,000

Third Floor and Mezzanine

Description / Offices and Premises / RV / £27,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The accommodation is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental – upon application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padget@eddisons.com

Email / matthew.jennings@eddisons.com

REVISED JUNE 2021

SUBJECT TO CONTRACT

FILE REF / 711.1304A

For more information, visit eddisons.com
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