

# TO LET EXCELLENT MODERN OFFICE PREMISES

Eddisons



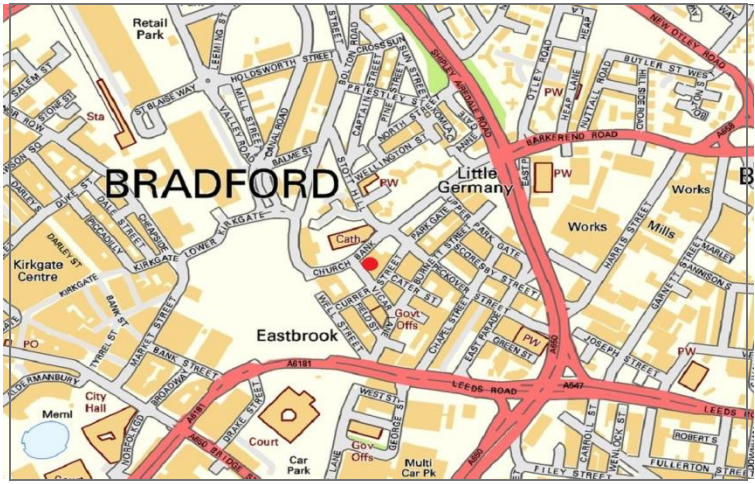
## CHURCH BANK HOUSE, CHURCH BANK, LITTLE GERMANY, BRADFORD, BD1 4DY

### RENTAL ON APPLICATION

- High quality modern offices.
- Within a 1 minute walk of the Broadway Shopping Centre.
- Secure basement car parking.

### AVAILABLE SPACE

396.98m<sup>2</sup> (4,273sq ft)



## LOCATION

The property is situated on Church Bank to the northern periphery of the highly acclaimed Little Germany conservation area. The building overlooks the Broadway shopping centre and is near to both Forster Square and the Interchange railway stations. The premises enjoy a convenient position opposite Bradford Cathedral and with a number of high profile commercial occupiers close by.

## DESCRIPTION

The property comprises the ground floor of Church Bank House, which is a modern HQ building predominantly occupied by Schofield Sweeney Solicitors.

The premises have the benefit of air conditioning throughout, raised access floors and suspended ceilings with Category II fluorescent lighting installation. Additionally, the accommodation is fully carpeted and the windows are argon filled double glazed units providing the highest installation levels possible. There is an eight person lift to all floors including basement car park and each suite has a high quality kitchen and WC facilities.

The accommodation extends to approximately 397m<sup>2</sup> (4,273sq.ft.)

## RATEABLE VALUE

Description / Offices and Premises

Rateable value / £27,000

## EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available to let upon a new FRI lease for a term of years to be agreed.

Rental on 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  
File Ref / 711.3633a  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

**SUBJECT TO CONTRACT**

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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