

## Albion Square, Bradford, West Yorkshire, BD5 0HQ

- HIGHLY SOUGHT AFTER LOCATION
- FLEXIBLE INTERIOR LAYOUT
- W/C FACILITIES INCLUDED
- ADAPTABLE BUSINESS SPACE
- LIFT ACCESS FOR LOADING/UNLOADING
- AMPLE PARKING SPACE
- VARIOUS BUSINESS USES
- SUITABLE FOR STARTUPS
- EPC RATING D
- AVAILABLE AS INDIVIDUAL FLOORS IF REQUIRED

**£1,500 Per Month- Deposit £2,500**





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This commercial property, available for let, is situated in a highly sought-after location. Boasting a unique feature of ample parking space, this property is desirable for businesses looking for convenience and accessibility.

The property consists of entrance ground floor trade counter/reception, with storage room to rear, access to lower ground basement and first floor showroom, providing the flexibility to tailor the space to your business needs. There is a communal lift which services each floor.

The W/C facilities offer additional convenience for staff and visitors alike.

On site parking is available, spaces to be agreed dependant on lease



Whether you're a startup looking for your first office or an established company needing more space, this property can meet your needs.

The total area is approx. 5217 square feet and has a variety of uses, Commercial, Business and Service Category E formally A1/A2 Retail and Financial/Professional services. Further information can be obtained from Bradford Council Planning Website.

Previously was used as a prominent bathroom showroom

The overall EPC rating of the property is D, this rating still provides a reasonable balance between cost and environmental impact.



In summary, this lettable commercial property in a prime location offers great potential for a variety of businesses. Its unique parking feature and flexible interior spaces make it a compelling choice. If you're looking for a commercial space that offers both convenience and adaptability, this property could be an excellent choice for you.

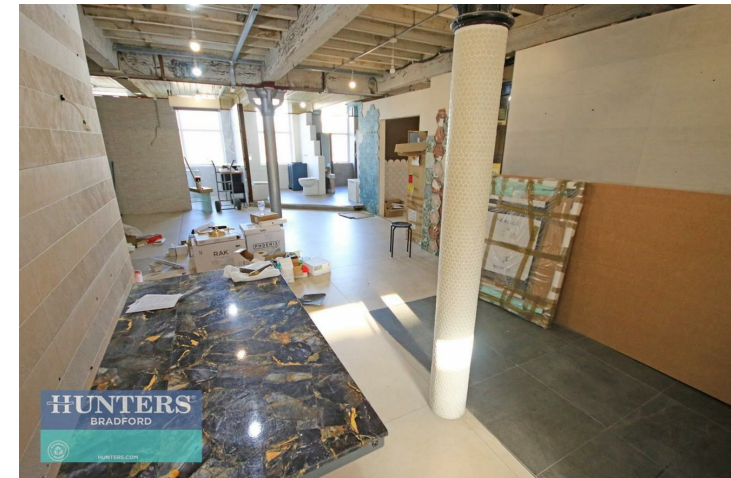
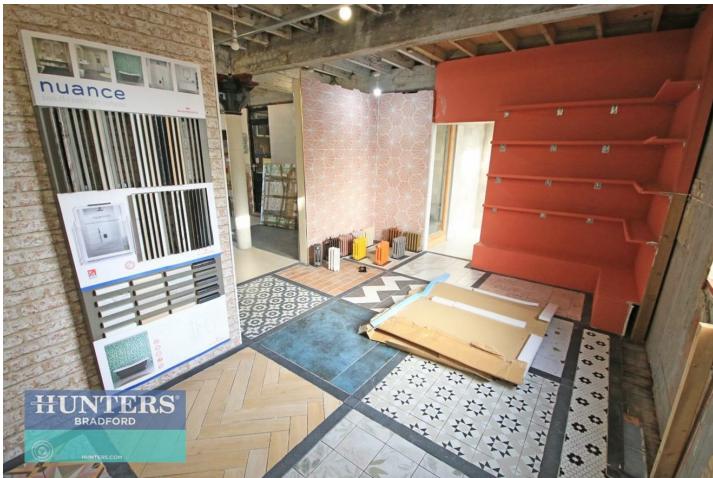
Property is available as a whole over 3 floors or can be split to suit your needs.

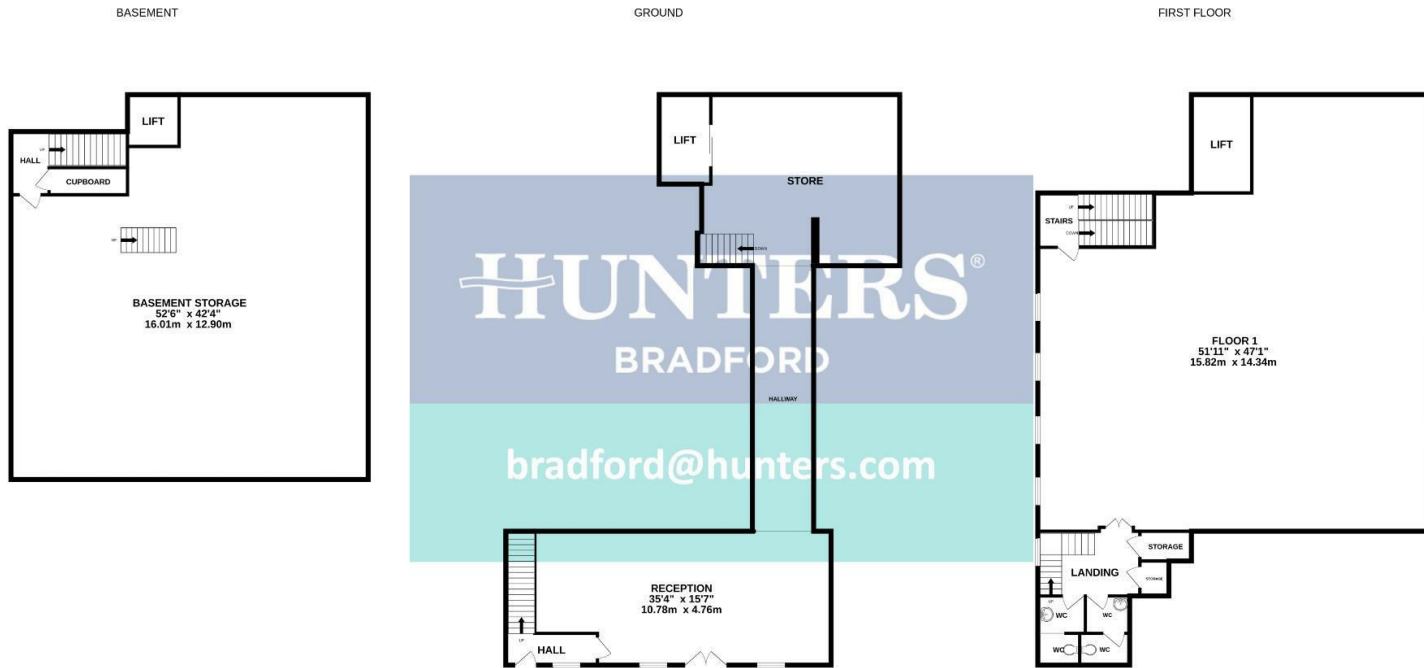
Business rates may apply, please enquire with Bradford Council Business Rates Team





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

