



Unit 201 Albion Square, Bradford, West Yorkshire, BD5

- HIGHLY SOUGHT AFTER LOCATION
- VARIOUS BUSINESS USES
- SUITABLE FOR STARTUPS OR EXISTING BUSINESSES
- EPC RATING D
- FLEXIBLE INTERIOR LAYOUT
- W/C FACILITIES INCLUDED
- ADAPTABLE BUSINESS SPACE
- AVAILABLE NOW

£600 Per Month - Deposit £692



Unit 201 Albion Square, Bradford, West Yorkshire, BD5

DESCRIPTION

Hunters Bradford presents this splendid commercial property available to let in a highly sought-after location. This property boasts excellent public transport links and is in close proximity to local amenities, making it an ideal location for both start-ups and established companies seeking to establish a strong presence in the area.

The property comprises a kitchen area and two separate W/C/Shower, offering flexibility for use depending on your business needs.

The kitchen offers a dedicated space for staff, helping to foster a comfortable and productive working environment. The two bathrooms provide convenience for both staff and visitors alike.

The commercial focus of this property ensures it is primed and ready for your business operations

The property has an EPC rating of 'D', indicating that it has a reasonable energy efficiency level. This could result in lower energy bills, which is a considerable advantage for any business mindful of their overheads.

The total area is approx. 2468 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.

In summary, this commercial property offers a fantastic opportunity for businesses looking to capitalise on its prime location and flexible interior. Available to let immediately, this property is ready to become the thriving hub of your business operations.





SECOND FLOOR
2468 sq.ft. (229.3 sq.m.) approx.



TOTAL FLOOR AREA: 2468 sq.ft. (229.3 sq.m.) approx.
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, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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