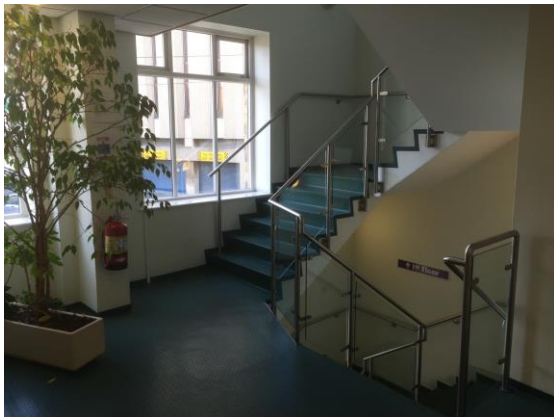


TO LET

Superb Office Suites with a Private Parking Facility
Ranging in size from 125 sqft up to 1,000 sqft

Great Rental Deals Available



Rents from £145 per month

- Flexible lease/license terms
- Private parking available
- Inclusive deals
- Rent free periods
- *Small business rate relief – subject to qualification
- City Centre Bradford Growth Zone incentives maybe available

**PERKIN HOUSE, 82 GRATTAN ROAD, BRADFORD
WEST YORKSHIRE, BD1 2LU**

PERKIN HOUSE, 82 GRATTAN ROAD, BRADFORD WEST YORKSHIRE, BD1 2LU

Location

Perkin House is situated within Bradford City Centre on the corner of Grattan Road and Providence Street, having good access to all local amenities.

The property lies within the City Centre growth zone where substantial incentives may be available for incoming tenants/occupiers. For further information please speak to the agents or Bradford Council.

Description

High quality first floor office accommodation available as a whole or individual suites. Private parking is available close by together with on street parking.

Accommodation

Ground Floor

Spacious open plan high quality entrance lobby with feature staircase leading to first floor office accommodation. A passenger lift also serves the first floor.

First Floor

Spacious landing area leading to first floor office suites. Ranging in size from 125 sqft to 1,000 sqft.

Individual offices can be taken or there is the opportunity to combine a number of offices into one suite. All office requirements can be discussed on site with interested parties.

See attached schedule

External

Private parking facilities available.

Services

We understand that all main services are installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Heating is provided via gas fired central heating radiators. An automated entry system to Perkin House is installed

Rateable Value

On occupation of the smaller suites small business rate relief will be available to qualifying businesses. As a result the business rate liability attached to the office accommodation will be reduced and under some circumstances no business rates will be payable.

For further information on the business rate liability attached to the office accommodation please speak to the agents.

*For information on Small business rate relief please contact Bradford Council's business rate department 01274 437744

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office, Tel: 01274 434605.
E-mail: planning.enquiries@bradford.gov.uk

Terms

Individual tenant's requirements and terms can be discussed.

**Guide Rent

Rent on Application

Service charge payment includes heating, lighting, electricity, cleaning of common parts and maintenance of passenger lift and entry system. For further information please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0030-0635-1449-4997-8002>

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe - 01535 600097/07966 300501

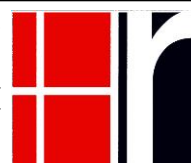
lisa@hayfieldrobinson.co.uk

Lee Bilbrough – 07966 336618

lee@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



**FIRST FLOOR OFFICES, PERKIN HOUSE, 82 GRATTAN ROAD
BRADFORD, WEST YORKSHIRE, BD1 2LU**



- Office 3 – 15 sq m (159 sq ft) Office with internal frosted window to atrium. £200 ground rent pm + VAT. Service charge £56 pm + VAT. [NB This office is available soon]
- Office 4 - 29 sq m (301sq ft) Office with internal frosted window to atrium. £375 ground rent pm + VAT. Service charge £110 pm + VAT.
- Office 6 – 12.5 sq m (135sq ft) Office with external window so natural daylight. £165 pm + VAT. Service charge £50 pm + VAT.
- Office 7 - 13 sq m (139sq ft) Office with external window so natural daylight. £168 ground rent pm + VAT. Service charge £50 pm + VAT.
- Office 8 - 13 sq m (139sq ft) Office with external window so natural daylight. £168 ground rent pm + VAT. Service charge £50 pm + VAT.
- Office 9 - 11 sq m (118sq ft) Office with external window so natural daylight. £145 ground rent pm + VAT. Service charge £45 pm + VAT.
- Office 11 – 43 sq m (459 sq ft) Office with internal windows only all round (with blinds) to corridors only). £300 ground rent pm + VAT. Service charge £130.00 pm +VAT



Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097

